SPACIOUS

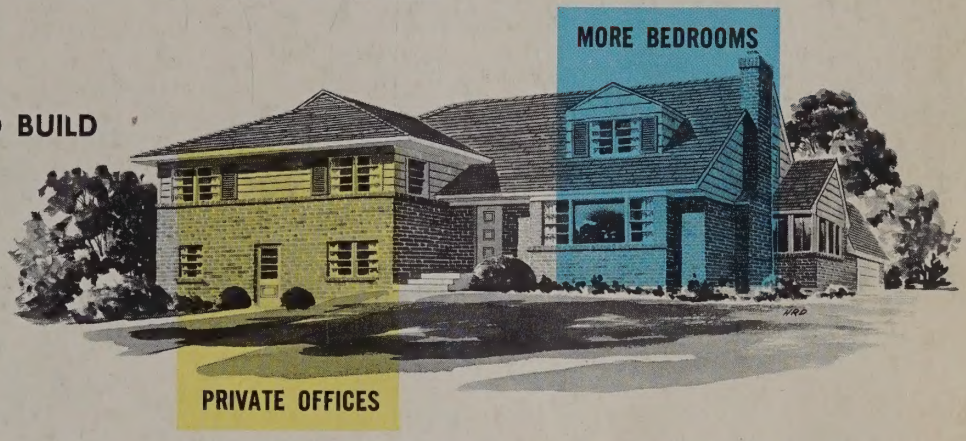
HOMES

YOU CAN AFFORD

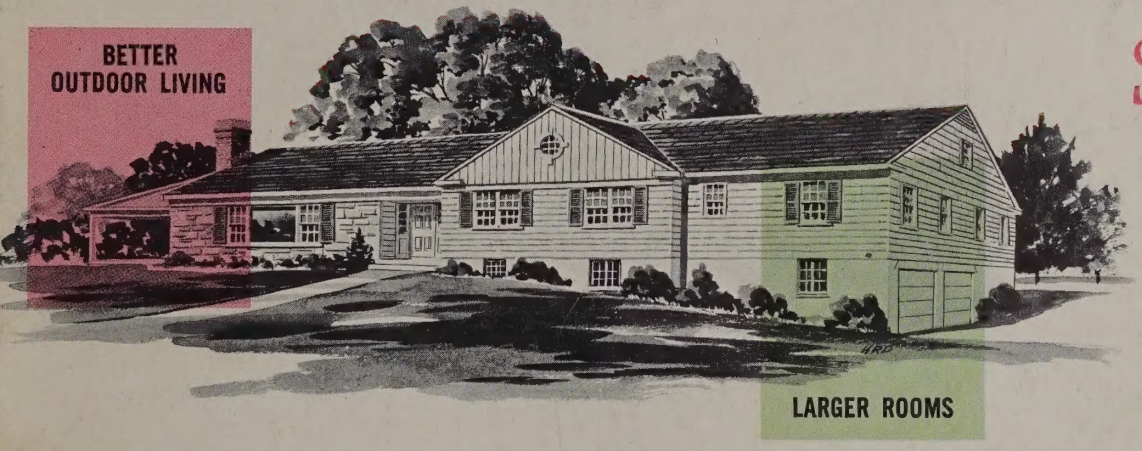
50¢
60¢ IN CANADA

GEORGE G. FOSTER
Architect

YOU CAN SEND FOR BLUEPRINTS AND BUILD ANY OF THESE BEAUTIFUL HOMES, ARCHITECT-DESIGNED FOR DISCRIMINATING FAMILIES

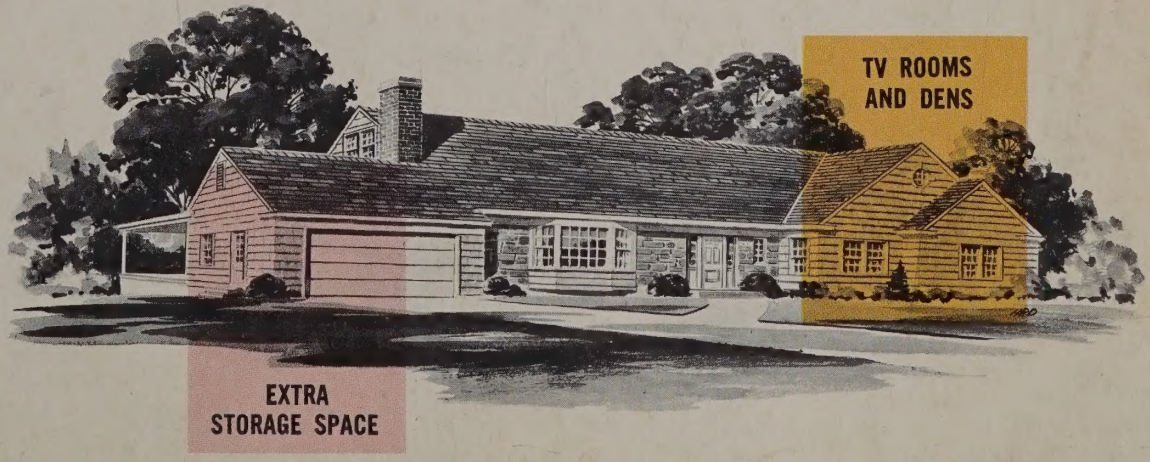


RANCHES • CAPE CODS



GREEN BROTHERS
Lumber & Builders' Supplies
ASHVILLE, N. Y.

SPLIT LEVELS • TWO STORY HOMES



ANOTHER ASSOCIATED PLAN SERVICE BOOK

MANY FROM $15,000 TO $25,000

FOREWORD

Americans want bigger and better homes. Associated Plan Service editors have watched this trend develop over the past months as thousands of blueprints for larger homes were ordered and the smaller homes took second place. A national survey was conducted to determine just what additional features home-building families wanted most. Here is what we found out:

Americans want more bedrooms. They want more than one bathroom. They want a den, TV room, second living room or even offices. They want a two-car garage and more land on which to build their spacious home. And, of course, they don't want to pay any more!

Because thousands of builders, lumber dealers, lending institutions, real estate agents and home interested families depend on Associated for building blueprints, the editors have faced this challenge squarely. This book of homes is the answer. George G. Foster, A.I.A. is a well-known name to those who know good architecture. His designs have always avoided minimums. Despite the confines of a budget, he has always found ways of giving a large measure of additional livability that a gracious home deserves. Now that Americans are seeking homes that reflect the abundant life according to their true heritage, Architect George G. Foster's talents are in especially great demand. It is with pride that the editors of Associated present this first book devoted exclusively to his work, homes you can build and enjoy for a lifetime.

SPACIOUS HOMES YOU CAN AFFORD

George G. Foster, Architect

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NEW AMERICAN HOME PLANS ... Leading Architects

THIS YEAR'S BEST HOMES 1955 ... Leading Architects

THIS YEAR'S BEST HOMES 1956 ... Leading Architects

THE COMPLETE BOOK OF HOME PLANS ..... Edited by Robert B. Stone

NEW AIR CONDITIONED HOMES ..... Edited by Robert B. Stone and George F. Robinson

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SPACIOUS HOMES YOU CAN AFFORD

Some months ago, at Boca Raton, Florida, the president of the United States Savings and Loan League addressed a large group of members. In the past year these lenders had financed the purchase of 40% of all the new homes in the country. They were now listening to Walter Dreier whose respected advice would play a big part in their lending policies for the year to come. Let's eaves drop.

"As a lender I am skeptical of the marketability 10 or 15 years from now of some of those low cost houses that we are building today. I am afraid we might be building too many Henry J's. Where is the Henry J. today? In the junk heap." His listeners move uneasily as they recall the 800 sq. ft. minimum houses financed over the past five to ten years. Mr. Dreier continues, "Most certainly, the building programs that were developed to meet an acute housing shortage are not necessarily the ones needed today . . . If we are to increase the quality of housing production, builders, realtors and lenders must soon realize that an increasing part of tomorrow's buyers of new houses will come from families who have already paid off their mortgages, or built up substantial equities in their present homes. To put it another way, an increasing percentage of the houses built by private industry will have to have enough new ideas and improvements, that hundreds of thousands of families in existing homes will be unable to resist buying them.

"It is the job of the best creatives minds in American industry, who must think up new things to be used in the home—new appliances, new comforts, new conveniences. It is the job of the architect, who must continually find new and more advantageous ways of using living space in the homes that are built."

We have tuned in on this meeting and brought you Mr. Dreier's words because in the opinion of your editors, he has sounded the keynote for American home building certainly this year and perhaps for quite a few years to come. Most of the new homes will be built not because some family needs a roof over their head, but because they need a better roof. What about newlyweds, apartment dwellers and veterans? There will be a ready supply of modern post war houses of all types and sizes available to these newcomers as hundreds of thousands of growing families move out and into more spacious homes. Some of the more affluent new families may find the home of their dreams in this book. But it is mainly for all the families that seek to better their present homes that this book has been prepared.

Such families fall roughly into four groups:

1. Families who have "arrived" in their ultimate number (it's not the first time they've said no more children, but this time they mean it) and also in their accumulated wealth and earnings.
2. Families who have arrived at their ultimate number (this is the first time they are saying it) but who still have great aspirations. While they accumulate wealth and increase their earnings they wish to live in keeping with their standards.
3. Families whose professions have become established and who wish to combine office and home. These families can also be in group number 1 above, but more likely are closer to group 2.
4. Families with modest incomes who wish to rise above the minimum living standards in which they now find themselves and who seek a better home of more spacious proportions at a price they can afford.

Filling the needs of all four groups is an architectural challenge. Actually there are too few residential architects in the U. S. to meet this challenge. The answer, one for which Architectural Forum magazine has repeatedly striven, lies in multiplication of the best creative work of architects. Some effective multipliers are volume home builders, who take several good designs and repeat them hundreds of times in a development; prefabricated home manufacturers many of whom employ the finest architectural talent and sell that home for erection even thousands of times; plan services several of which publish the best current architectural work and make the blueprints available for custom building anywhere.

If you want a spacious new home you can afford and if you want neither a project home nor a prefab, this book will enable you to attain that custom built home. It is not meant to take the place of architectural services. If there is a local architect available to you, by all means take your problem to him. Even if one of the homes in this book is exactly what you want, he can still help you orient the house on your site, tailor the plans to better fit your family, and supervise construction. If no local architectural talent is available to you, thru this book you have the privilege of selecting from the work of George G. Foster, member of the American Institute of Architects, and solon of home design for fullest living. A practicing architect for over thirty years George G. Foster's creations are to be found from New Orleans to New York. He attended Marquette University of Michigan and received his Bachelor of Science in Architecture at the University of Illinois. He has taught architectural drafting and founded a drafting school. His work includes commercial, ecclesiastic and industrial buildings. In 1944 he won a national residential design contest. The selection of his homes for this book represents the unanimous choice of the editors.

George G. Foster, Architect

TABLE OF MORTGAGE PAYMENTS

MORTGAGE AMOUNTS	MONTHLY PAYMENTS*
$ 8,000	$ 50.64
9,000	56.97
10,000	63.30
11,000	69.63
12,000	75.96
13,000	82.29
14,000	88.62
15,000	94.95
16,000	101.28
17,000	107.61
18,000	113.94
19,000	120.27
20,000	126.60

** Based on 4½% interest and 20 years*

HOW BIG A HOME CAN YOU AFFORD

As you leaf through the pages of this book you will be looking at the plans with your family first in mind and your site next. There must be a third consideration. The house must fit your financial resources as well. In order to know how much you can spend for a home here are rules of thumb that are generally reliable:

1. Don't invest in house and land more than 2½ to 3 times your annual income.
2. Don't seek a mortgage requiring monthly payments more than your weekly income.
3. Don't count on obtaining a mortgage over $24,000 regardless of your income.

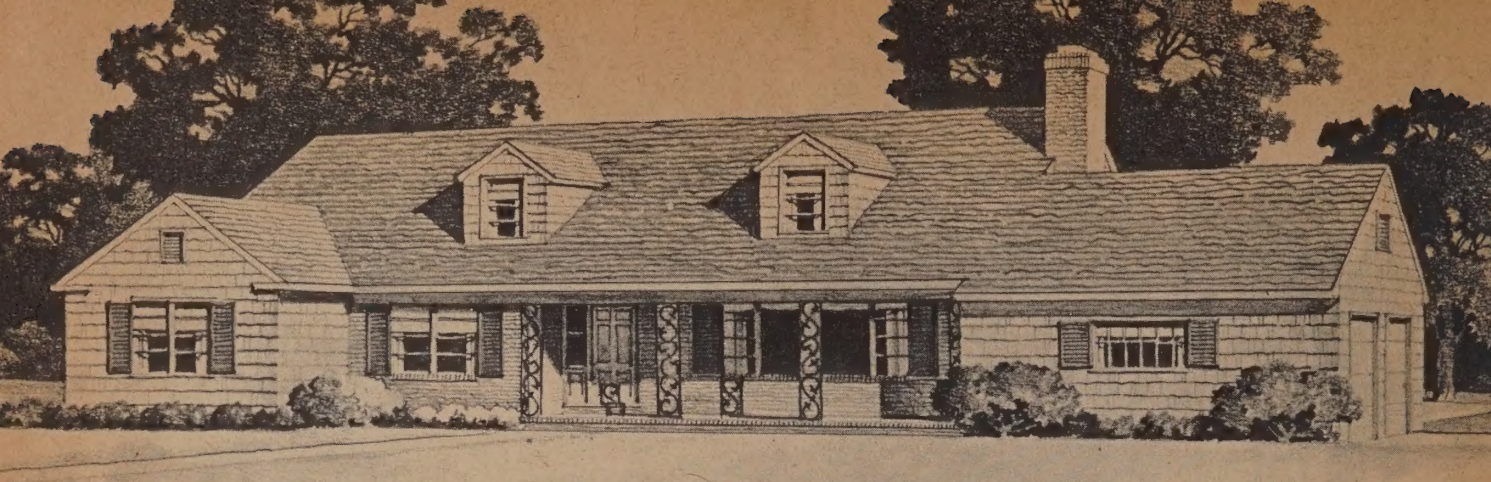
Now, as to the probably cost of the house you are looking at here are a few more thumb rules:

1. Ranch homes without basements or attics cost between $10.00 to $12.00 per square foot; Split-levels $14.00 to $16.00; two story homes $16.00 to $18.00.
2. Add $1.00 to $2.00 per square foot for basement; $3.00 per square foot for unfinished attic; $4.00 per square foot for finished attic.

With these principles in mind select the section of the book that seems to fit your situation. Refer to the table on this page for mortgage amounts and equivalent monthly payments. If you are a well-to-do family here are

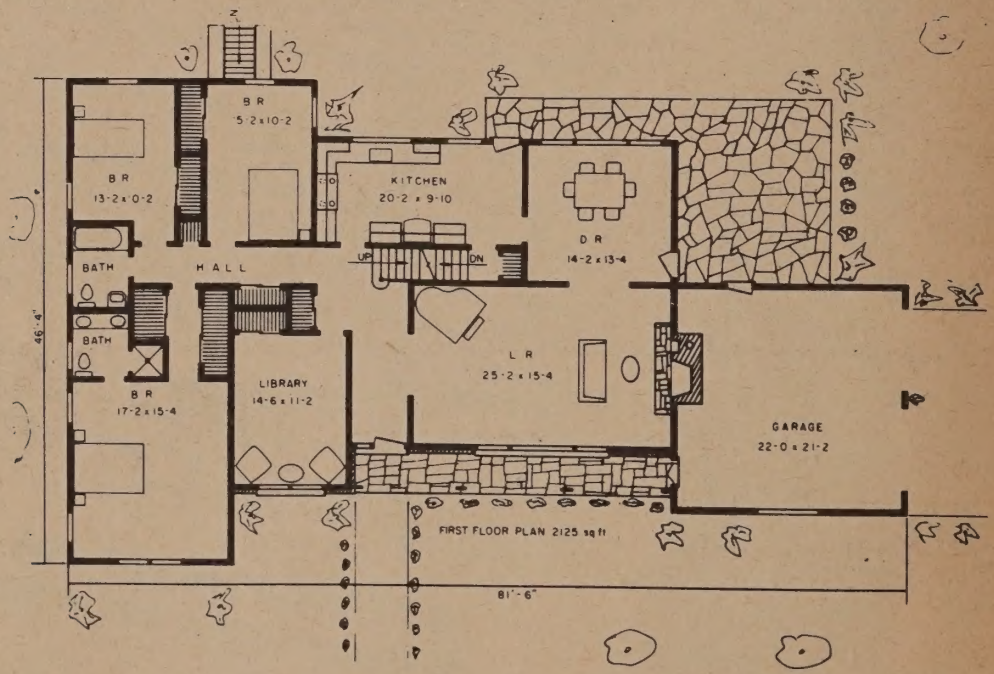
12 SPACIOUS HOMES FOR FAMILIES THAT HAVE ARRIVED

In each of the sections that follow are 12 more. Whatever the needs of your family the editors hope that within the scope of George G. Foster's work you will find the home of your dreams.

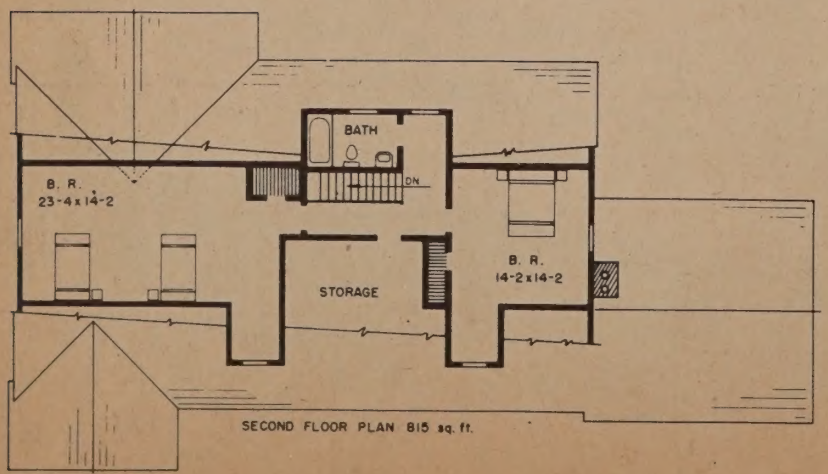


the *Packard*

The Packard's pleasing proportions are further flattered by graceful iron grill work and adorning shutters. This is a six bedroom, three bathroom house. One of the four first floor bedrooms makes an ideal library or TV room. There is a full basement under the central part of the house, and crawl space under the wings. A covered front porch shelters your walk from the two car garage to front entry. Those who demand a place in the sun will welcome the broad paved patio that hides behind the garage.

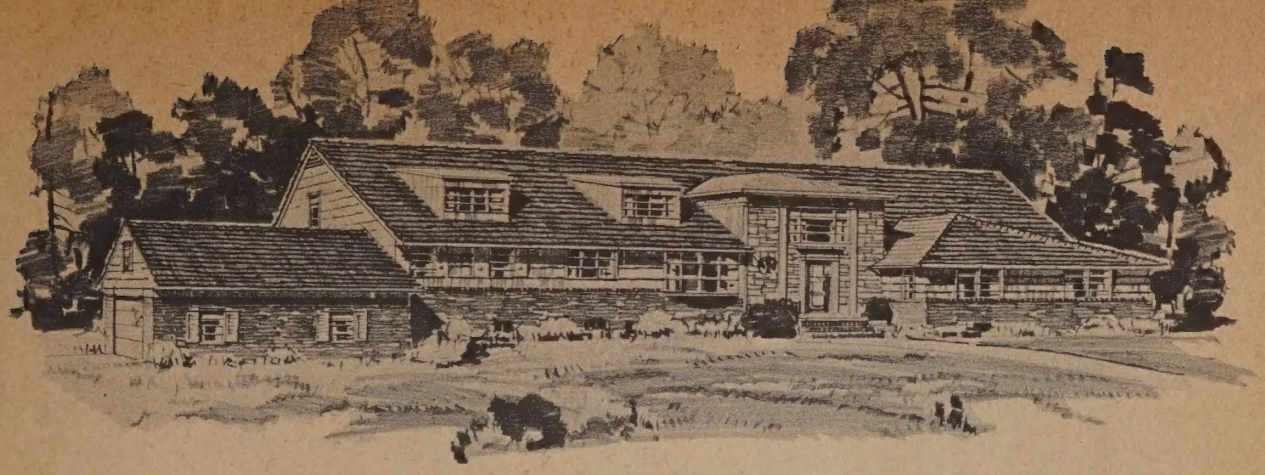


FIRST FLOOR PLAN 2125 sq ft



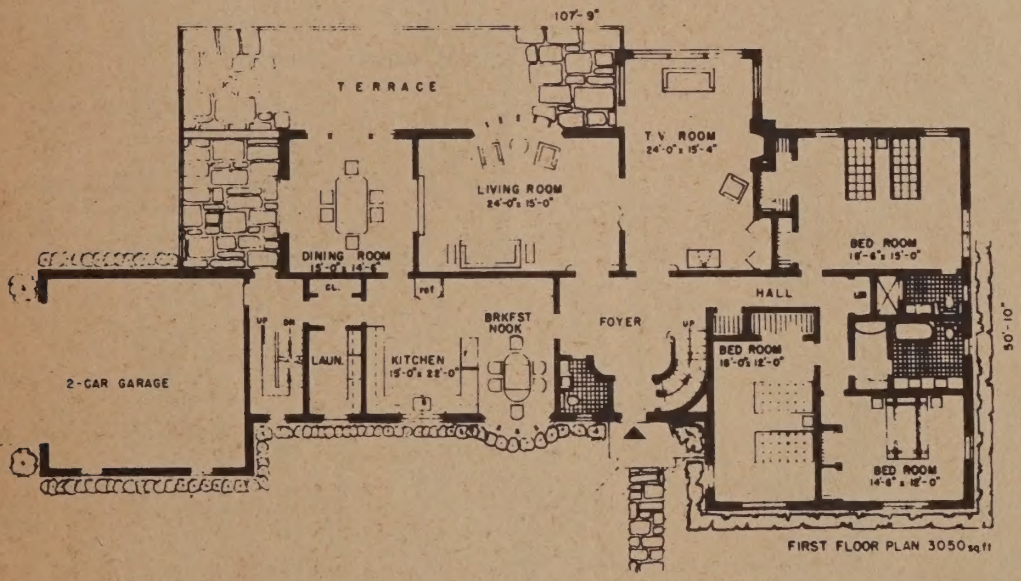
SECOND FLOOR PLAN 815 sq. ft.

Homes shown in frame construction can be built of masonry and vice versa. Your local architect or builder can advise on this matter.



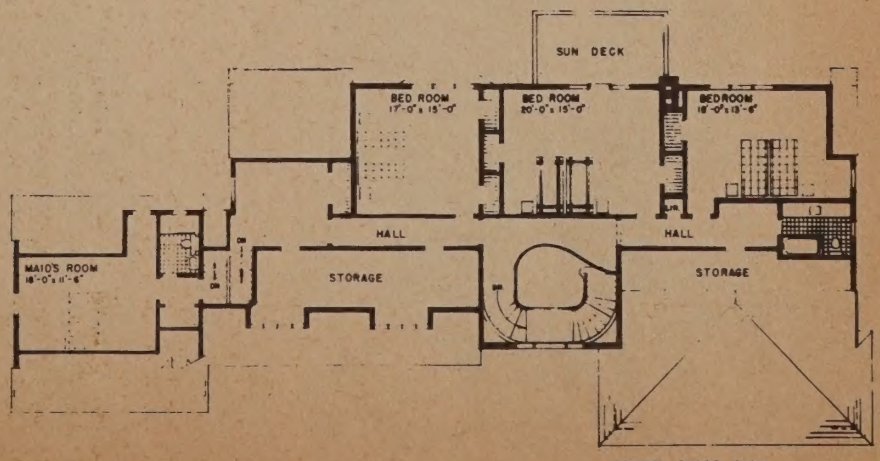
Many a dream home would be incomplete without a spiral staircase for Madame's dramatic evening entrance. The Crittenden's regal stairway can be seen by guests gathered in the living room or in the even bigger TV room. But you don't have to give a party to fill this house. Designed for a large family, it has seven bedrooms—three downstairs and four upstairs. Every one of the bedrooms can accommodate twin beds. So there you are. Four bathrooms serve the bedrooms and an extra powder room off the foyer serves the activity area. Among the additional extras you can number on the first floor are a breakfast room, a laundry, two separate terraces, and a back stairway. Upstairs there is an extra sewing room, a sun deck and loads of concealed storage space—all of which adds up to magnificent once-in-a-lifetime home.

the *Crittenden*

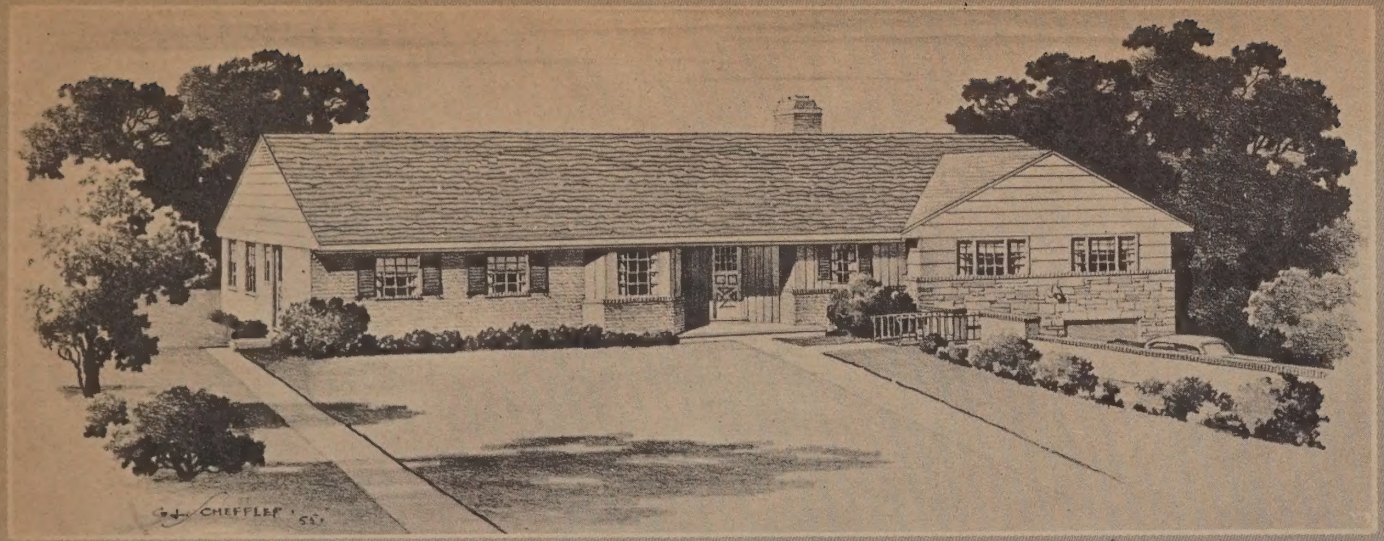


FIRST FLOOR PLAN 3050 sq ft

The growing family can finish the upstairs at a later date. This will save some expenditure now and perhaps enable you to build now instead of waiting. Take your blueprints to both builder and a local lending institution for an analysis of costs and mortgage requirements.



SECOND FLOOR PLAN

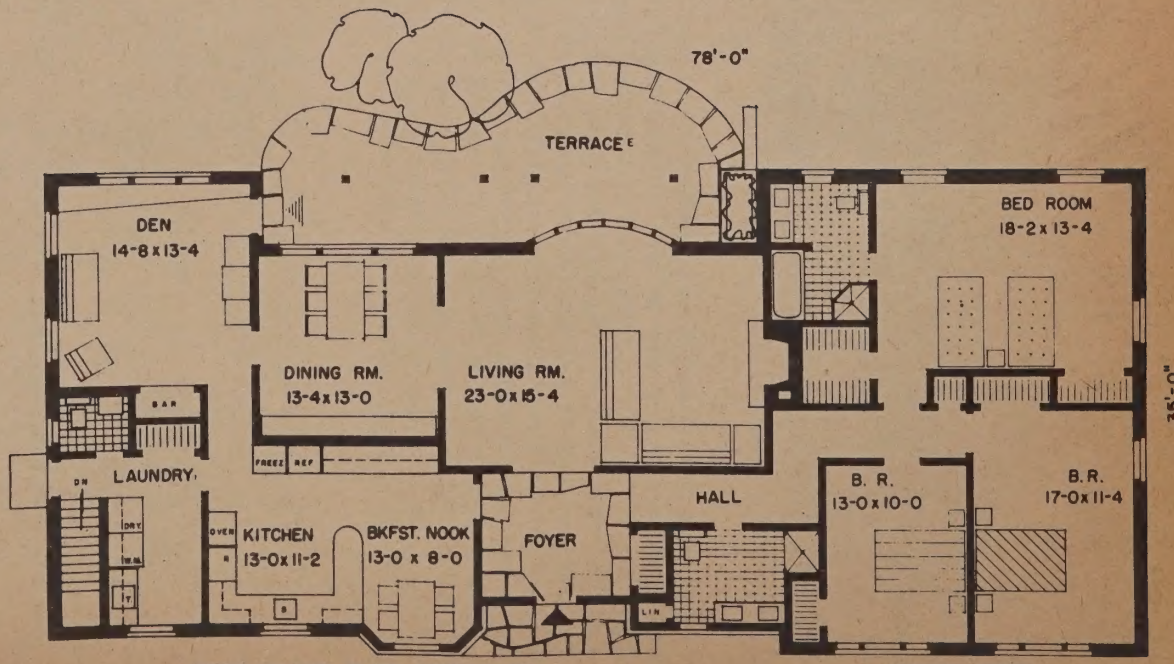


the *Hawthorne*

You can try out the plan of your choice for size with the furniture cut-outs that accompany the blueprints. They are drawn to the same ¼ inch as the blueprints so that by placing them on the floor plan you can experiment with different arrangements and test out the adequacy of the rooms for your intended needs.

The Hawthorne stretches over seventy feet. Every foot is house, as the garage is in the basement. The resulting plan is endowed with such luxury features as flagstone floored reception hall, linoleum floored breakfast alcove, and ceramic tiled powder room. Both the powder room and the private master bathroom enjoy twin wash basins, with the latter also blessed with twin bathing facilities in the shape of a bathtub and a glass enclosed shower.

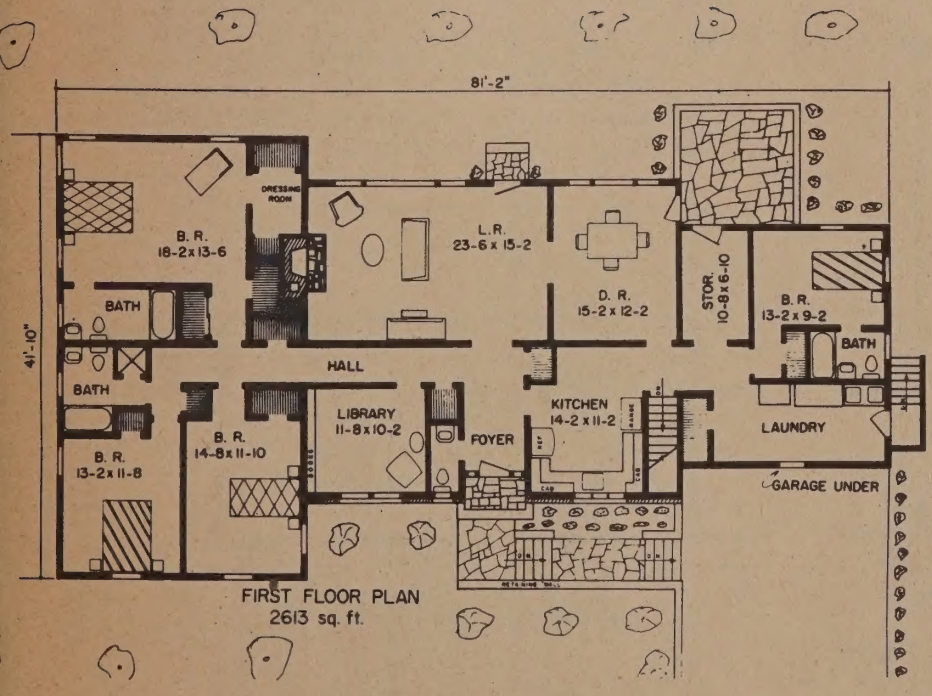
All three bedrooms can accommodate twin beds. Kitchen and laundry facilities are divided into separate rooms. In the 23 foot living room is a massive fireplace which competes for your attention with the bowed windows that overlook the flagstone terrace. A separate dining room enjoys the same view. Completing this spectacular plan is a corner den with a built-in bar that easily serves the terrace too. Note that the cellar stairs are right at the back door, where there is also a washroom for the benefit of hard working gardeners or hard playing children.



FIRST FLOOR PLAN 2460 sq. ft.

GARAGE UNDER

the *Westover*



FIRST FLOOR PLAN
2613 sq. ft.

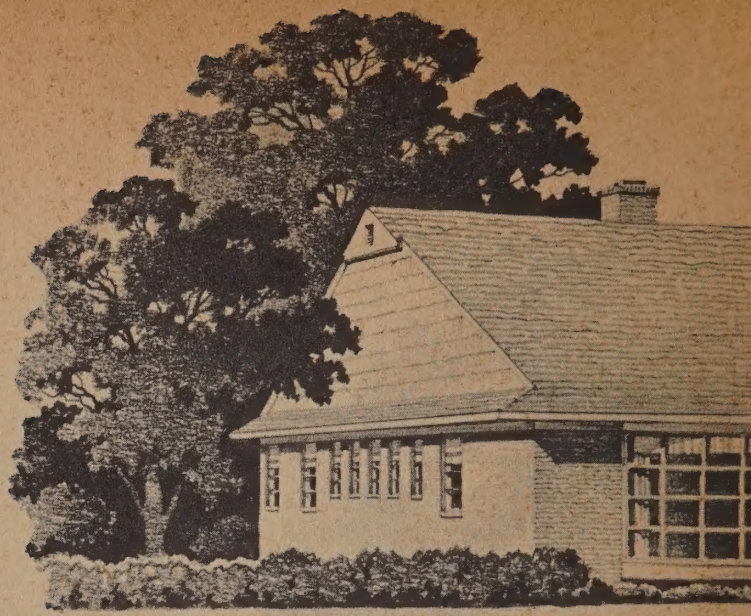
Don't let a spacious home jar your economy instincts. More house can now be built for less money. Take the blueprints to builders for one or more bids. The plan you love may be much less costly than you think.

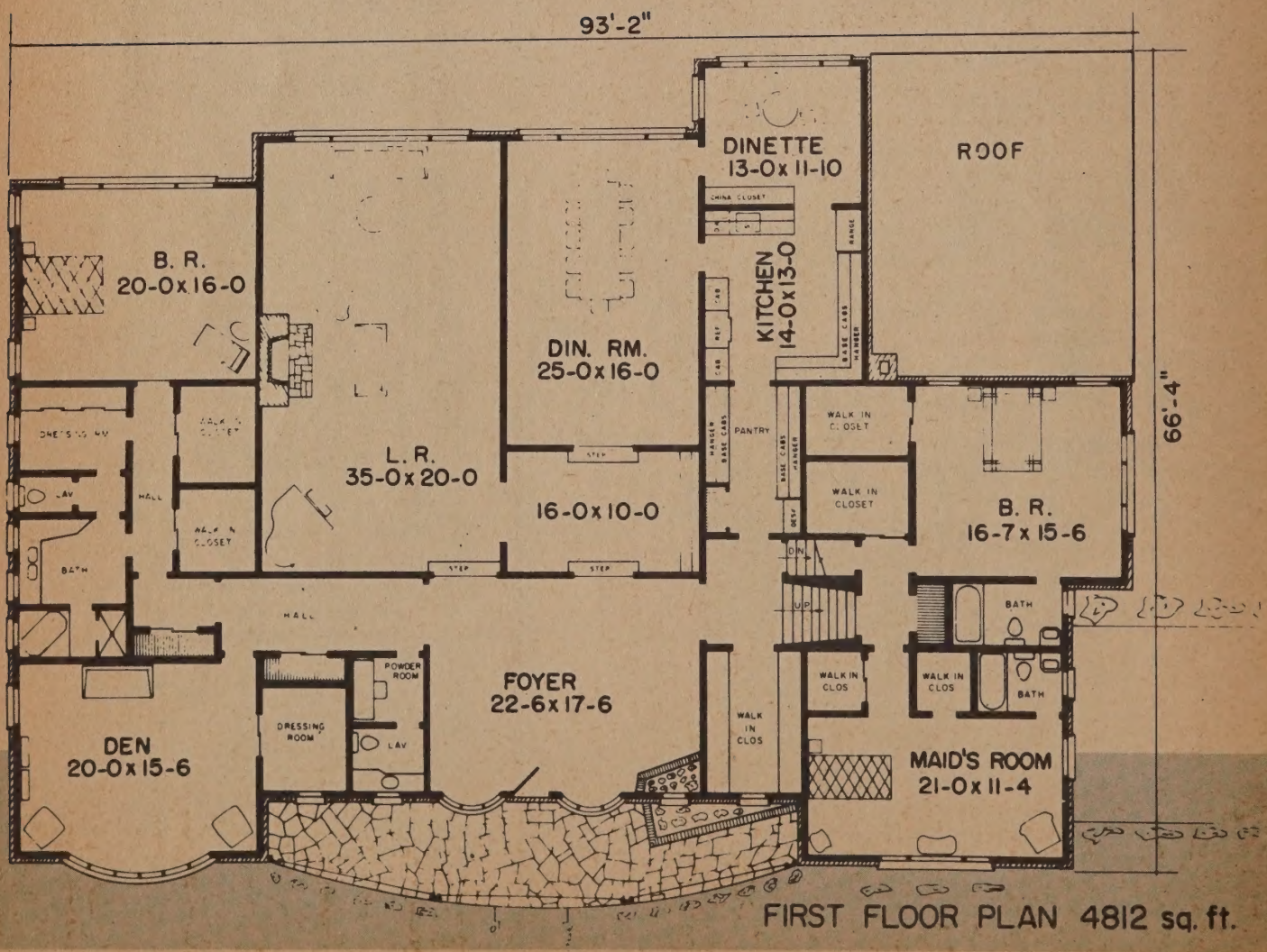
Imagine yourself in a small room barely over ten feet square. The walls are panelled with warm rich Samara except one which is lined with books. Facing you are two windows; behind you is a door. What is the rest of the house like? Does a small room mean a small house? No, this is a library—one of the rooms that were eliminated in America's post war days of space cutting and cost saving and now returning in the dual capacity of TV viewing and book reading.

Let's examine another room in the Westover. It, too, is a small room, hidden behind the laundry, yet enjoying cross ventilation, adequate closet storage and private bathroom. This is the long lost spare bedroom or maid's room now returning to its place in the home of the more affluent American family.

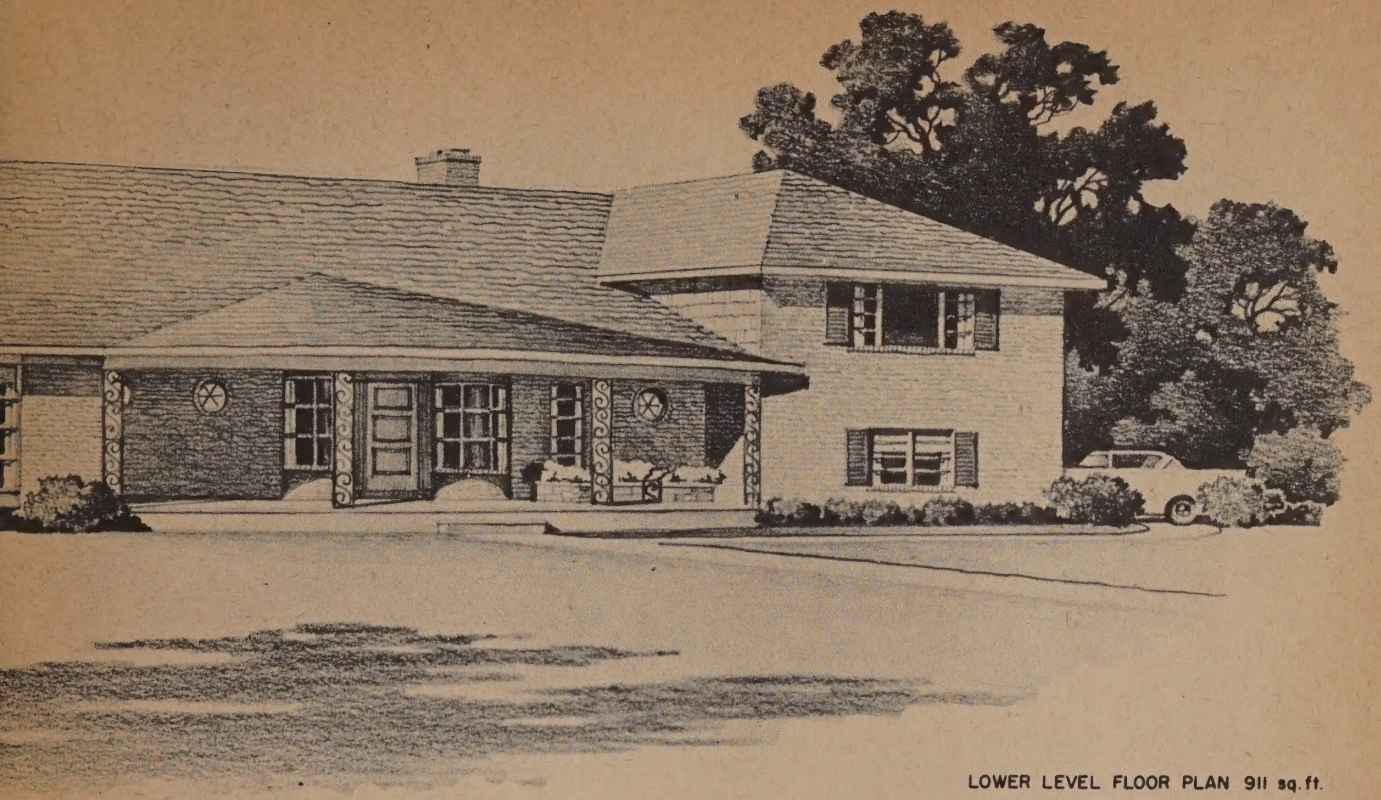
Here certainly are two sure hallmarks of the spacious house, one like the Westover in which you could expect to find also a separate laundry room, separate storage room, separate dining room, and yes, a separate master dressing room, separate guest powder room. Add to these three bedrooms, two more bathrooms and the focal point of them all—a majestic 23 foot living room with wood burning fireplace and you have a modern spacious home in the fullest tradition.

the *Dupont*





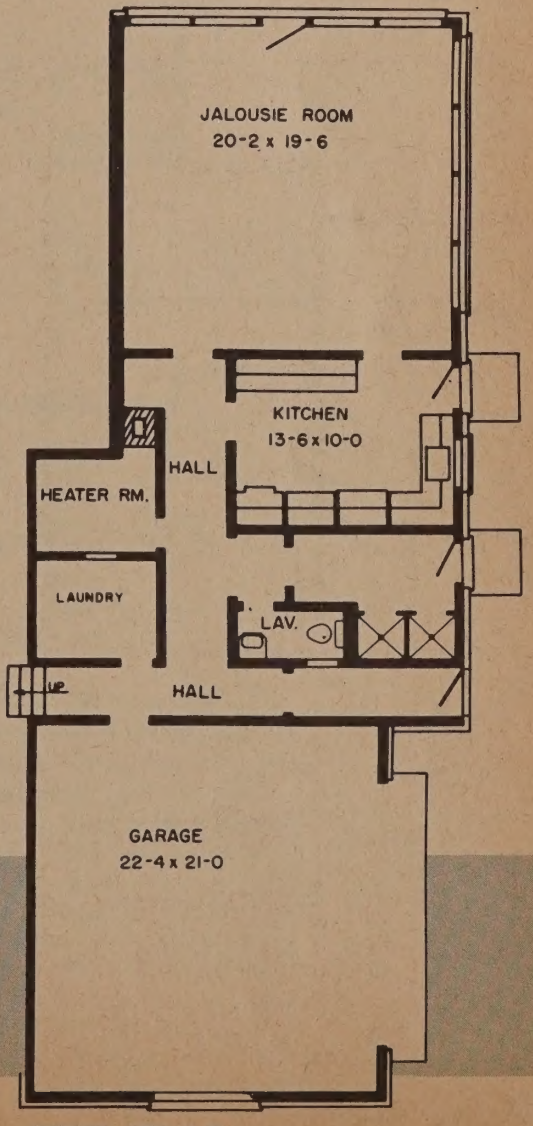
FIRST FLOOR PLAN 4812 sq. ft.



This is a spacious home you probably cannot afford. It is one of the largest homes ever published by any plan service. The reason it is included in this volume is that no book of spacious homes could really be called complete without this example of the ultimate in sumptuousness. Certainly any family that can afford to build this home, can afford to call in an architect, even from a distance away to redesign the Dupont to more fully fit their specific needs.

But even if you cannot afford to build the Dupont, it costs nothing to have yourself a dream. Walk in your mind's eye thru the lavish rooms, ante rooms, and room-sized closets. Learn the plush ways of six figure incomes and then profit by applying portions of what you see to your own heart's desire. Have you always wanted a cozy room between living room and dining room perhaps where drinks could be enjoyed? Have you dreamt of a master suite with dressing room, private lavatory, divided bathroom with separate tub and shower, and all the closet space you could ever need? How about a separate bedroom wing away from yours for the children or for domestics? How about a complete living unit on a separate level, say below the bedroom wing, complete with kitchen and bath where you can escape to live in cozy privacy facing your beach or your paradise.

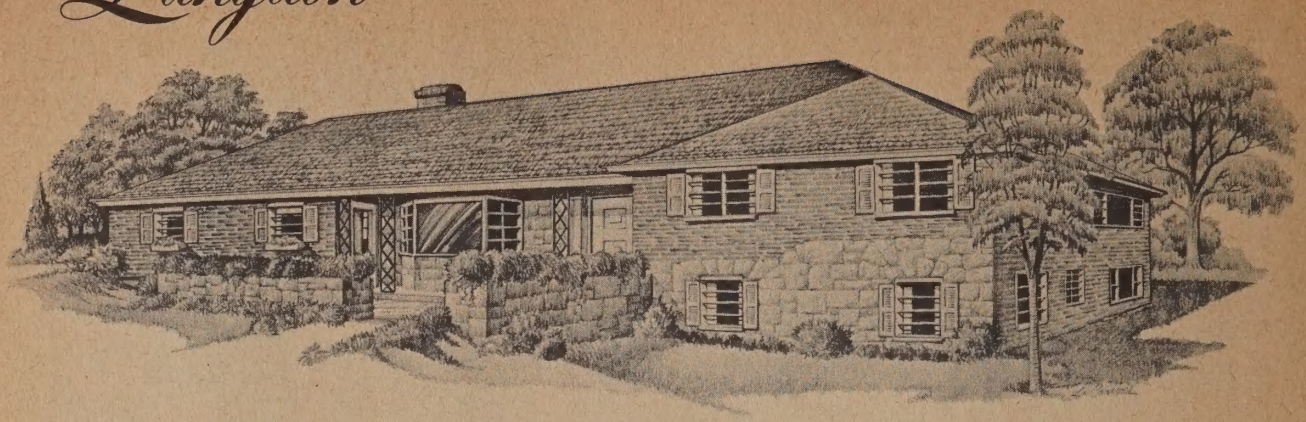
LOWER LEVEL FLOOR PLAN 911 sq.ft.

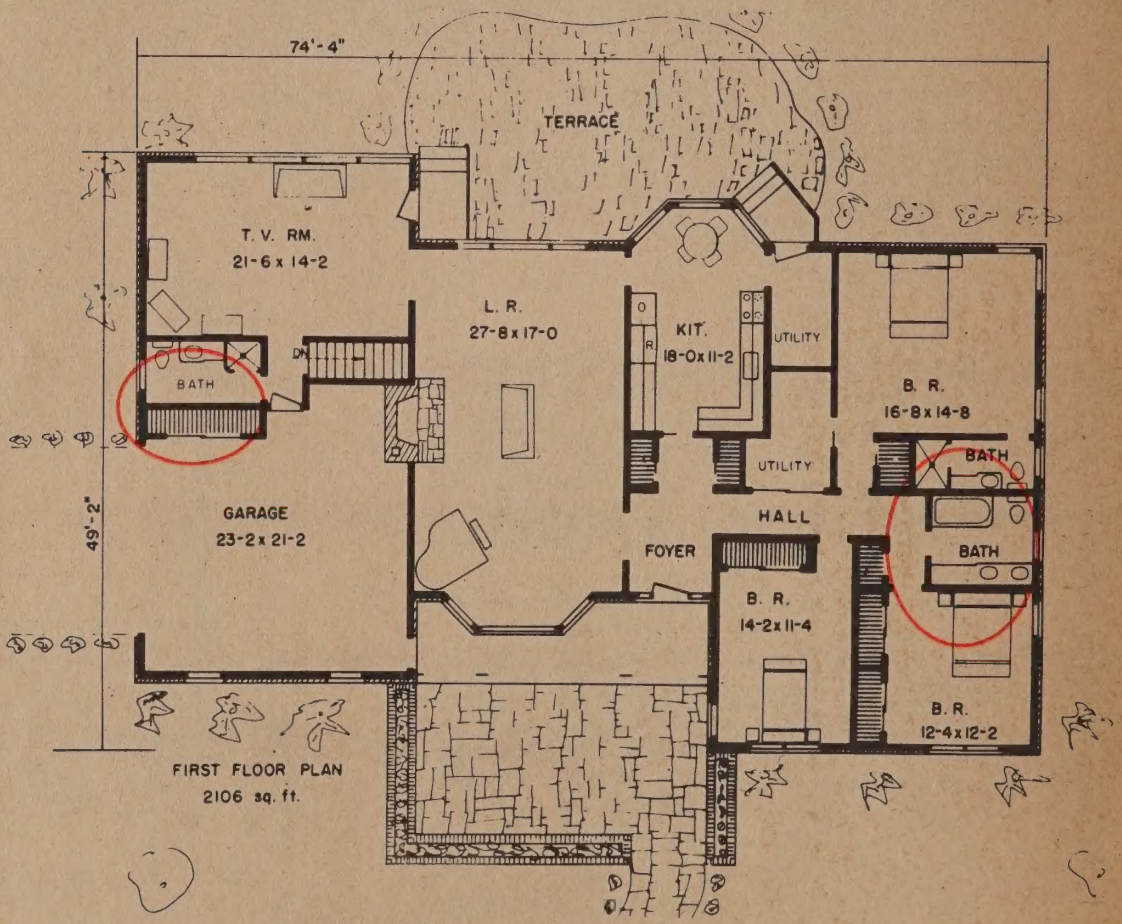


GARAGE 487 sq.ft.

Many families may wish to purchase the Dupont plans so as to better examine the details of its extraordinary interiors. These plans can be had at no increase in price over that which exists for all the homes in this book: $20 one set $5 each duplicate set.

the *Langdon*



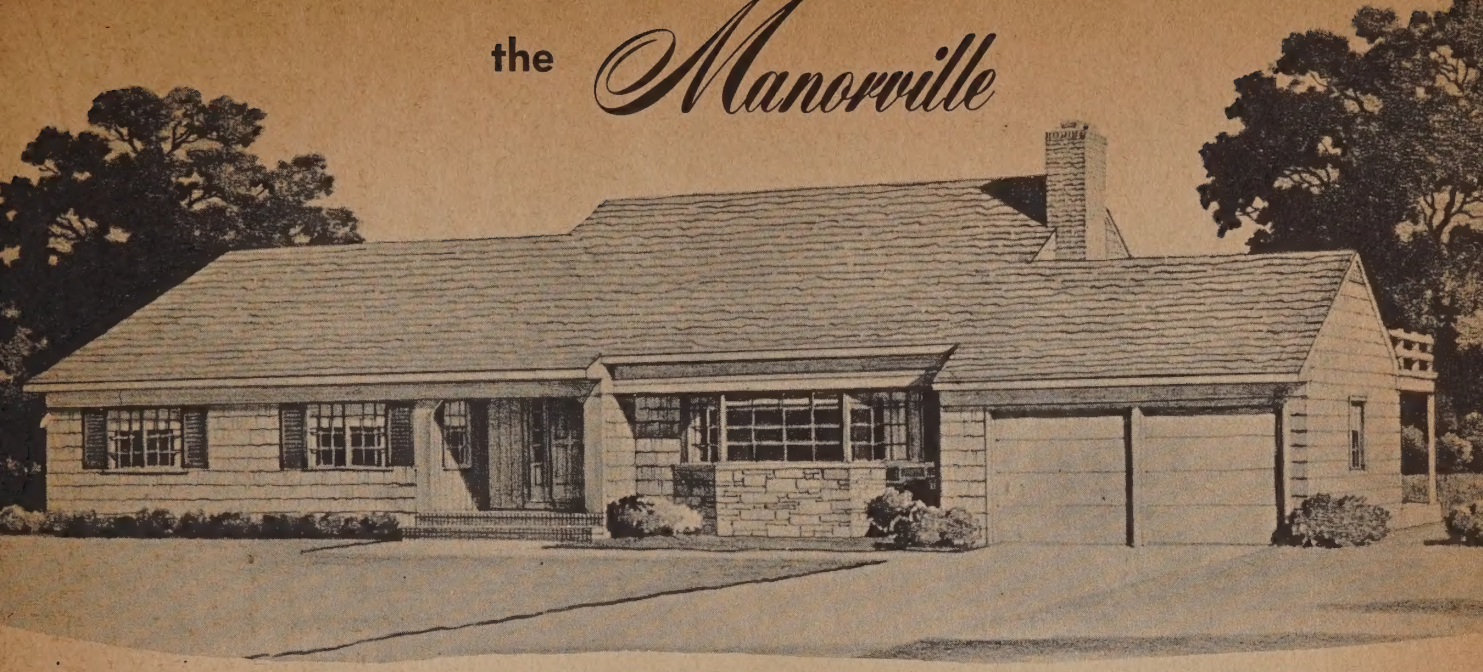


The tight spots of most homes, even many of the large ones, are the bathroom facilities, clothes hanging space, kitchen cabinets and bulk storage. Seldom do you find all of these problems solved as completely as they are here in the Langdon.

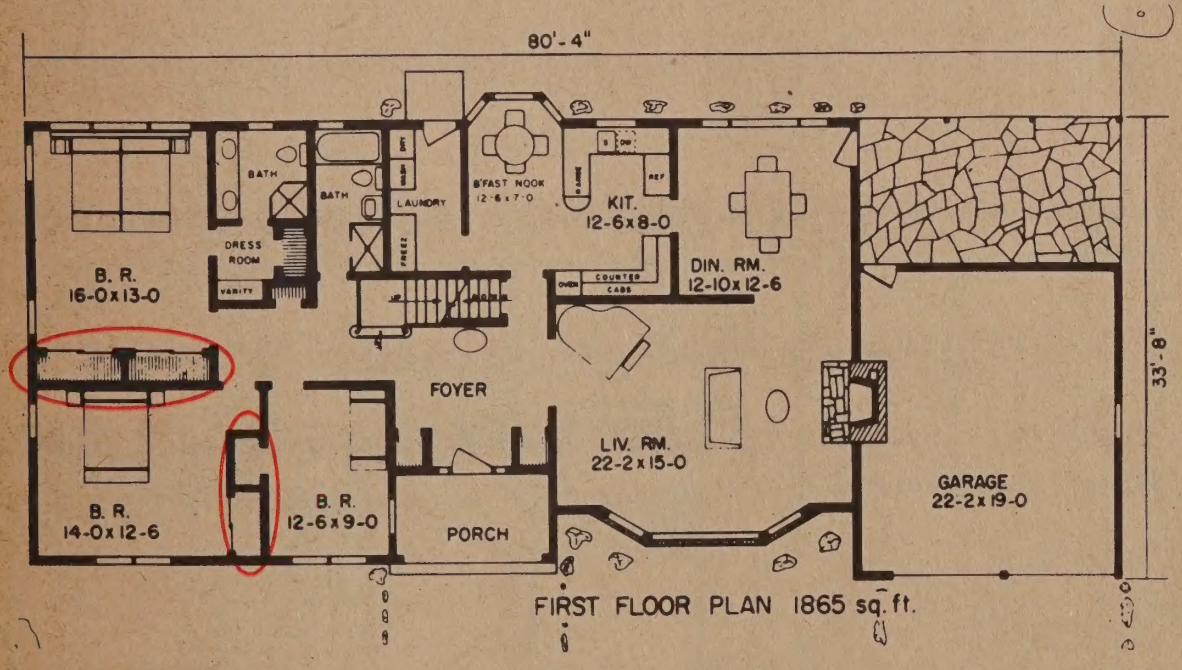
There are three bathrooms in this one story three bedroom home. One of three bathrooms is placed in the activity area where it is equally convenient to guests and to the basement hobbyist, garage mechanic, or garden enthusiast. It has a stall shower. Closet space is everywhere. Kitchen cabinents not only have over 25 feet of wall space they can occupy but also a separate utility alcove at the rear door. There is another utility closet off the bedroom wall; it is a tremendous storage room with sliding panel access from the master bedroom.

As you can imagine, a home this well planned in the tight spots must be blessed in other ways too, and you do not have far to look. Just stepping from the foyer into the vast living room will take your breath away. To the rear is a TV room as big as most family's living rooms. From it you can exit to the terrace where refreshments can easily be served from the kitchen. The cost? Well within the means of $10,000 to $15,000 incomes.

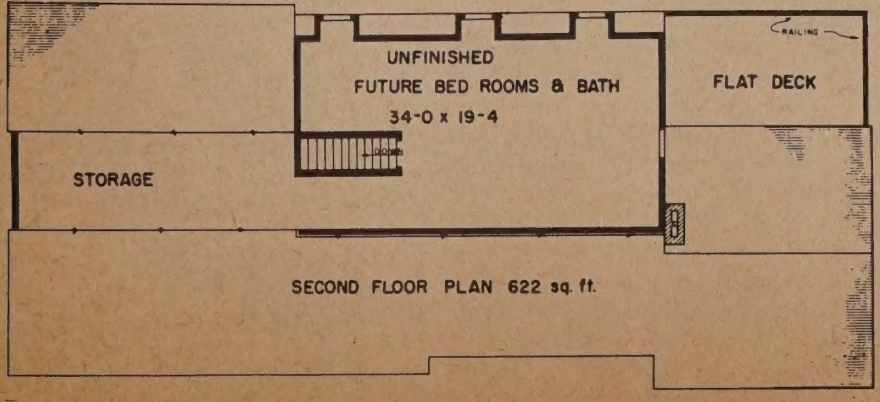
the *Manorville*



Devoid of pretense but generously endowed with special charm, the Manorville boasts a second floor that can be finished to fit the needs of your family. With three bedrooms and two bathrooms downstairs you may prefer to have a second living room upstairs, or divided recreation rooms. Each of the first floor bedrooms is sound insulated from its neighbor by a wall of closets. Across the big foyer is a beautiful living room with partially hidden dining room and exit to a fabulous covered flagstone terrace. Kitchen breakfast nook and laundry comprise the administrative and work center for the household.



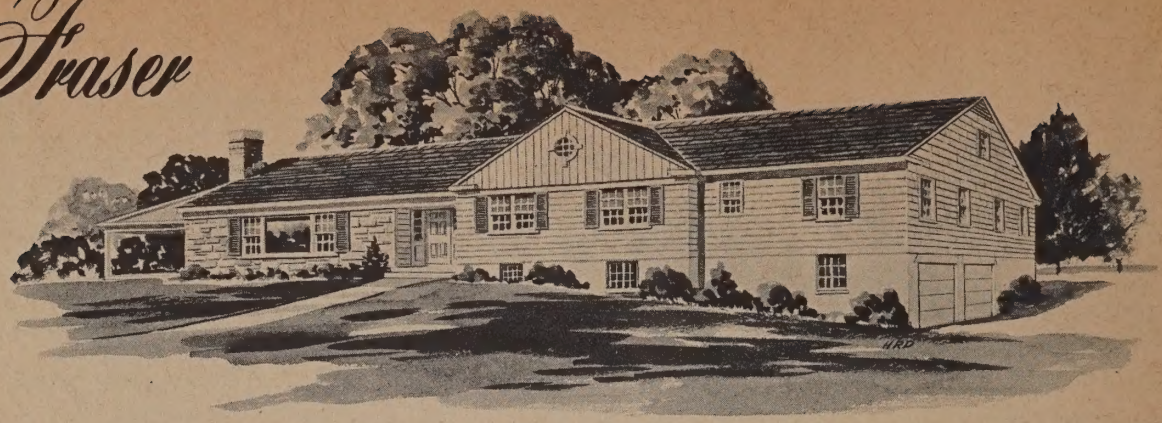
FIRST FLOOR PLAN 1865 sq. ft.



SECOND FLOOR PLAN 622 sq. ft.

Your local architect can be of great service to you from the planning stage right through construction. Some localities require that the seal of a local architect appear on your blueprints.

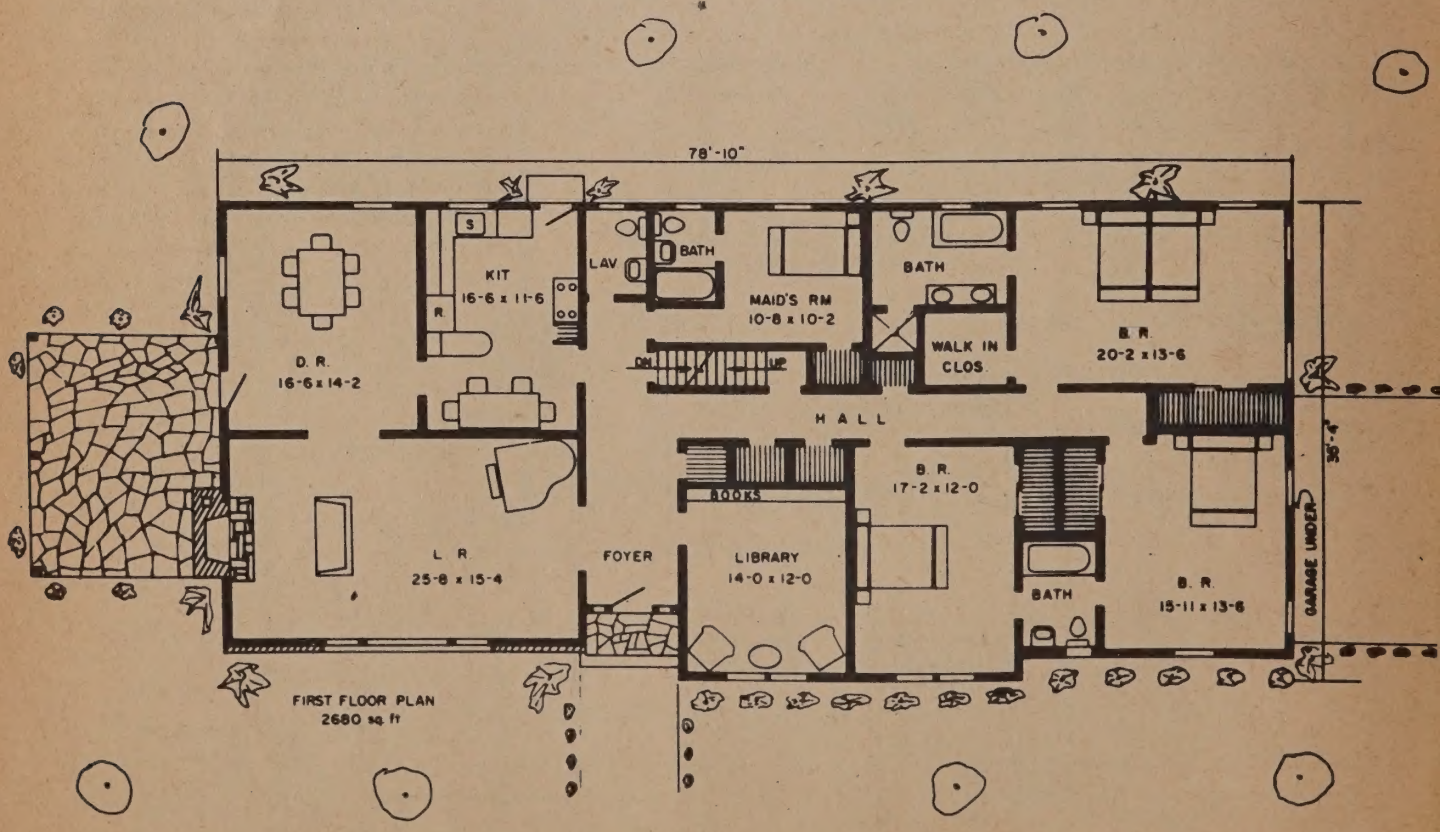
the *Frazer*



It is difficult to determine the total bedroom capacity of the Frazer. There are three bedrooms, a maid's room and a library that can double as a bedroom—all on the first floor. Then there is broad attic space that can accommodate at least two bedrooms and more if you want to put some dormers on the roof.

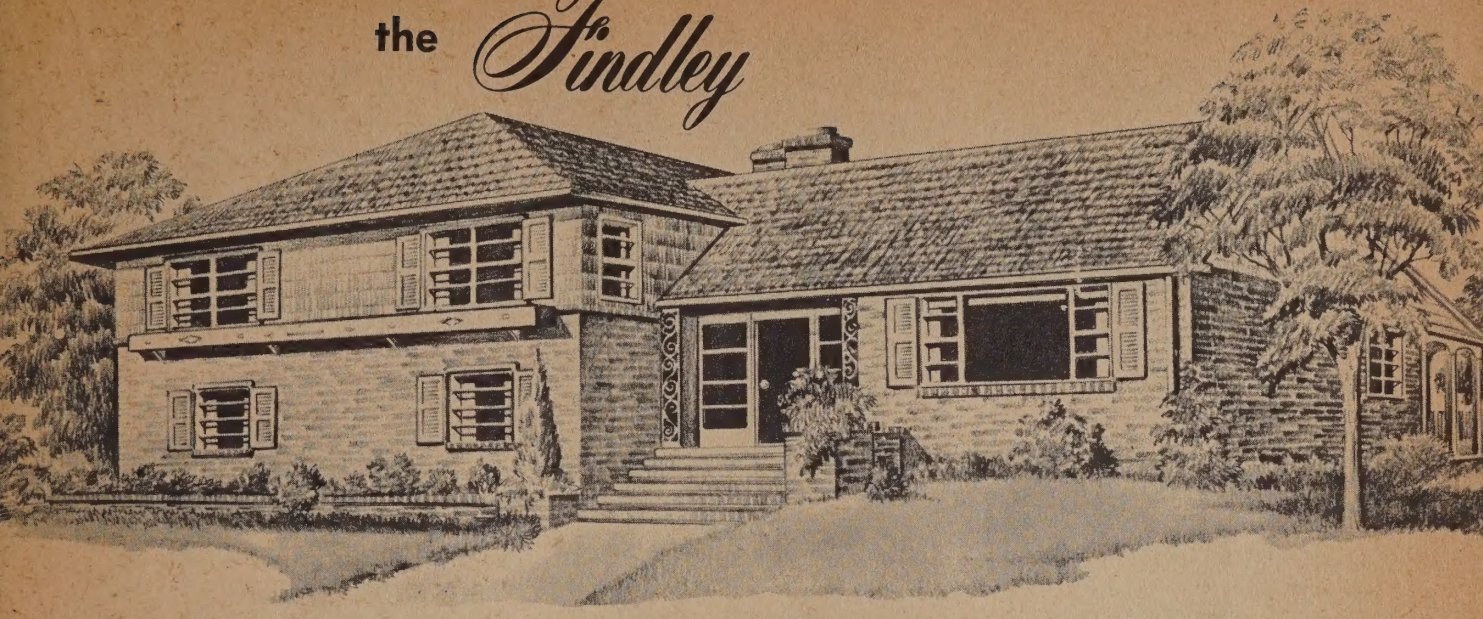
Bathrooms, too, are quite generously provided. There is one private to the master bedroom, another that is shared by bedrooms 2 and 3. The maid's room has a private bath and there is a hall powder room—3½ in all on the first floor. A splendidly proportioned living room, dining room and kitchen (with table space) complete the first floor.

Other features of the Frazer are the elegant covered porch off the dining room and the partial basement which includes a two-car garage.



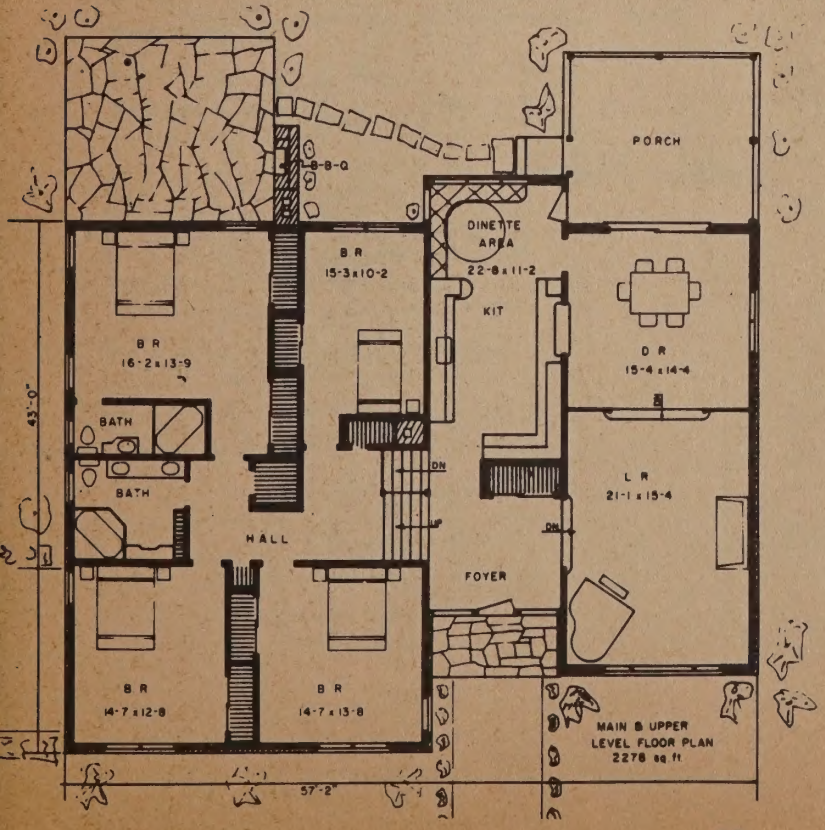
How many times have you felt rapport with a certain beautiful home, only to have the spell broken by a voice saying—we better wait. Millions of families have heard that voice too, but today they are living in that new home because they had confidence in the future, faith and trust in themselves. *The beginning is on page 63.*

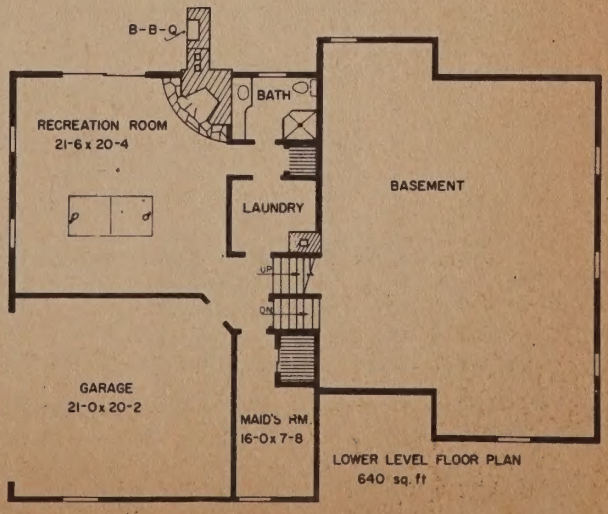
the *Findley*

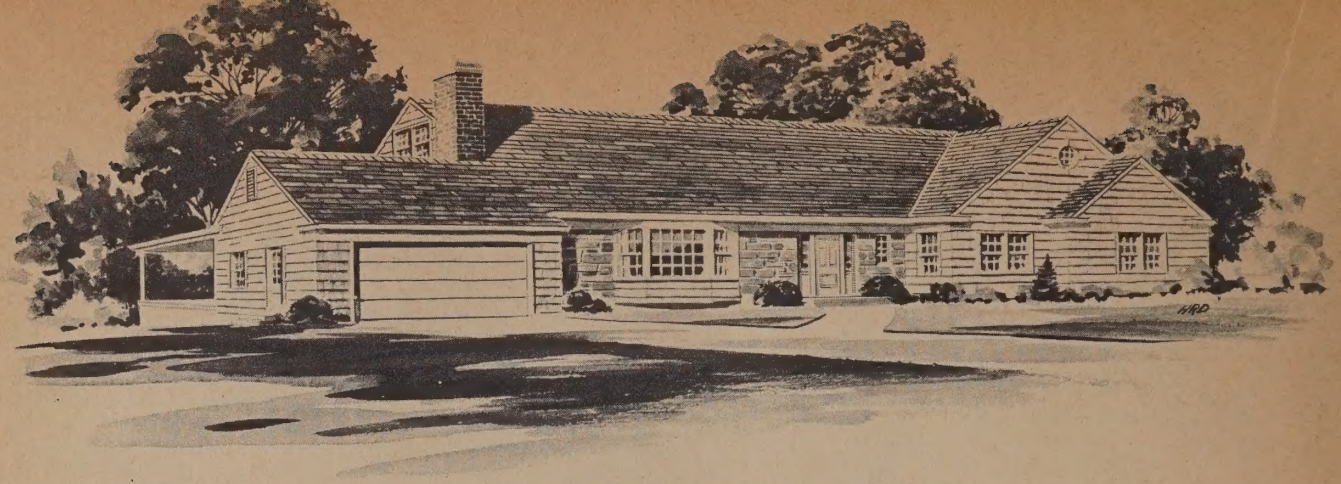


There's an art to gracious living that escapes the grasp of many. So often we strive for something and then when we attain it, we never fully enjoy it. The Findley has been designed to remind you constantly of your blessings. Every occasion that you enter its bright foyer you must be aware of your good fortune. Sliding the guest closet open with a touch of your fingers, finding plenty of space waiting for your coat, glancing up the regally broad stairs to the bedroom level above, stepping down into the sunken living room—all this gives you a sense of well-being that one can never grow to take for granted. You are reminded at every turn. As you walk thru the dining room perhaps a savory aroma will reach you from the pass-thru to the kitchen; or slide open the floor-to-ceiling glass doors to the screened in porch and nature's perfume and music say it in a universal language.

Sprawl out in the roomy dinette for an informal lunch. Put your palms down on those built-in plastic seats and feel the luxury. Look at the row of electrical slaves ahead in the warm hued kitchen. Take six steps down to your second living room, play ping-pong, sit in front of the huge corner hearth, open the glass doors to the terrace, barbecue some steaks. Then at the end of the day, refresh yourself in a Hollywood tub, relax in any one of the four master sized bedrooms that is yours. No, the Findley never lets you forget.



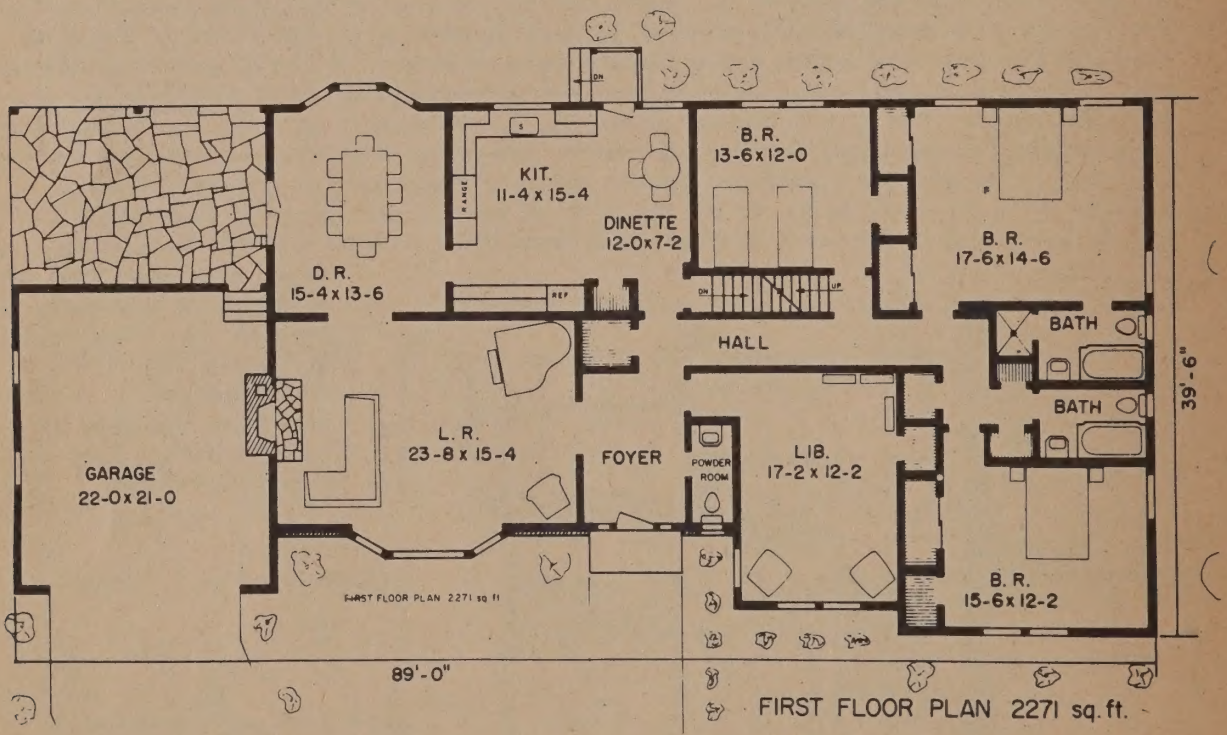




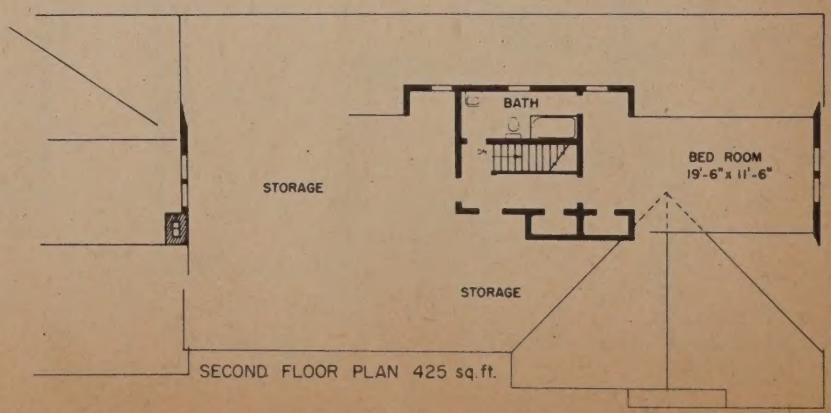
the *Wheatley*

Wood shingles serve to point up the solidity of the Wheatley's partial stone exterior. Graceful windows flank its entry and brighten its broad foyer. Guest closet and powder room are right at hand. To the left you can see the fireplace framed in the living room door. Beyond is the dining room and dining porch. Also off the foyer is a library. Because it has a closet and can be furnished with convertible sofas, it can be drafted to do bedroom duty when needed. It would then be the fourth bedroom on this floor with still a fifth upstairs. And there are a total of 3½ bathrooms.

This is a spacious and lovable home that promises to be the answer to many a dream before the year is over.

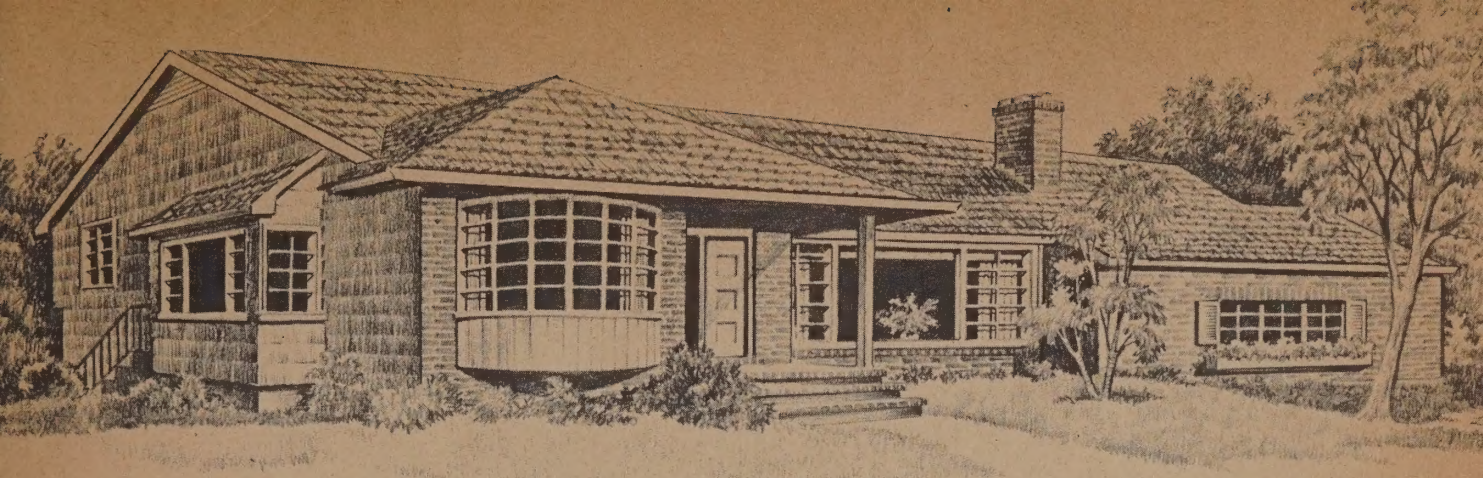


FIRST FLOOR PLAN 2271 sq. ft.



SECOND FLOOR PLAN 425 sq. ft.

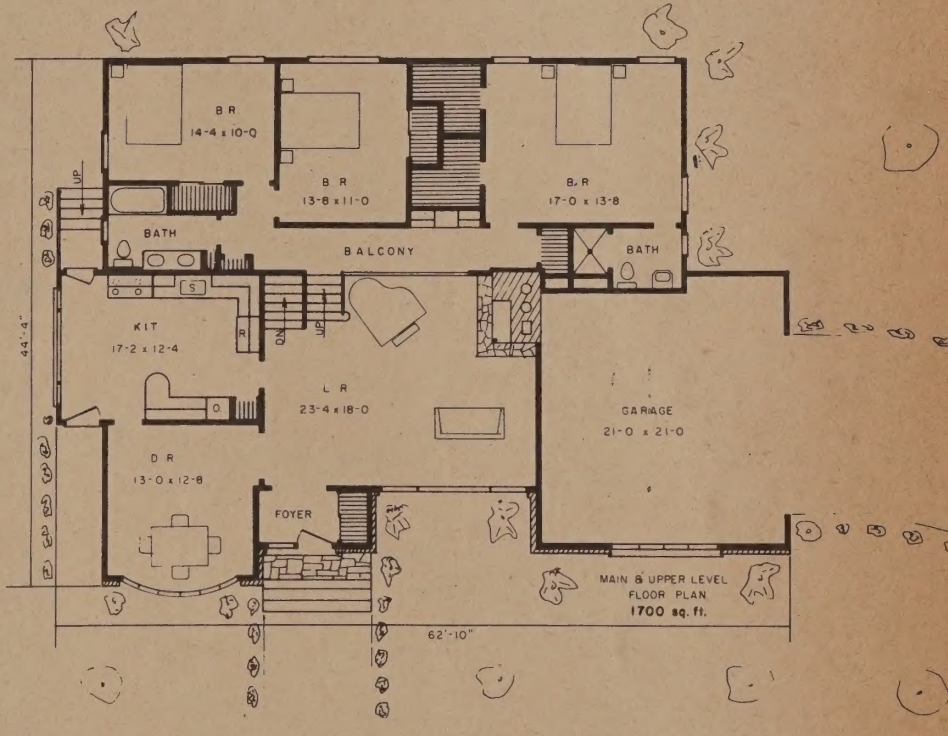
Allow about five days mailing time for the delivery of your blueprints. Actually your order is shipped the same day that it arrives at Associated Plan Service Inc. *See page 62.*

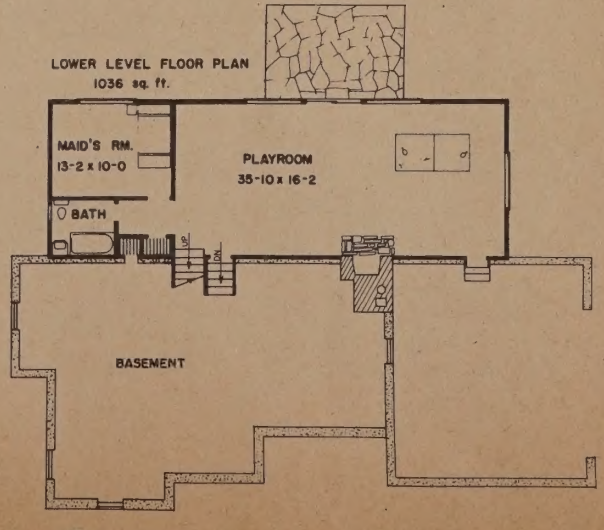


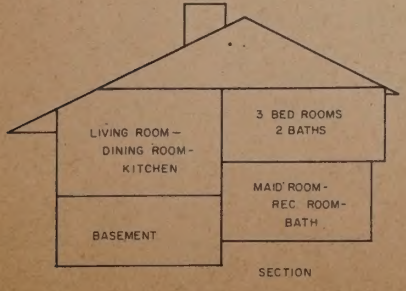
the *Everett*

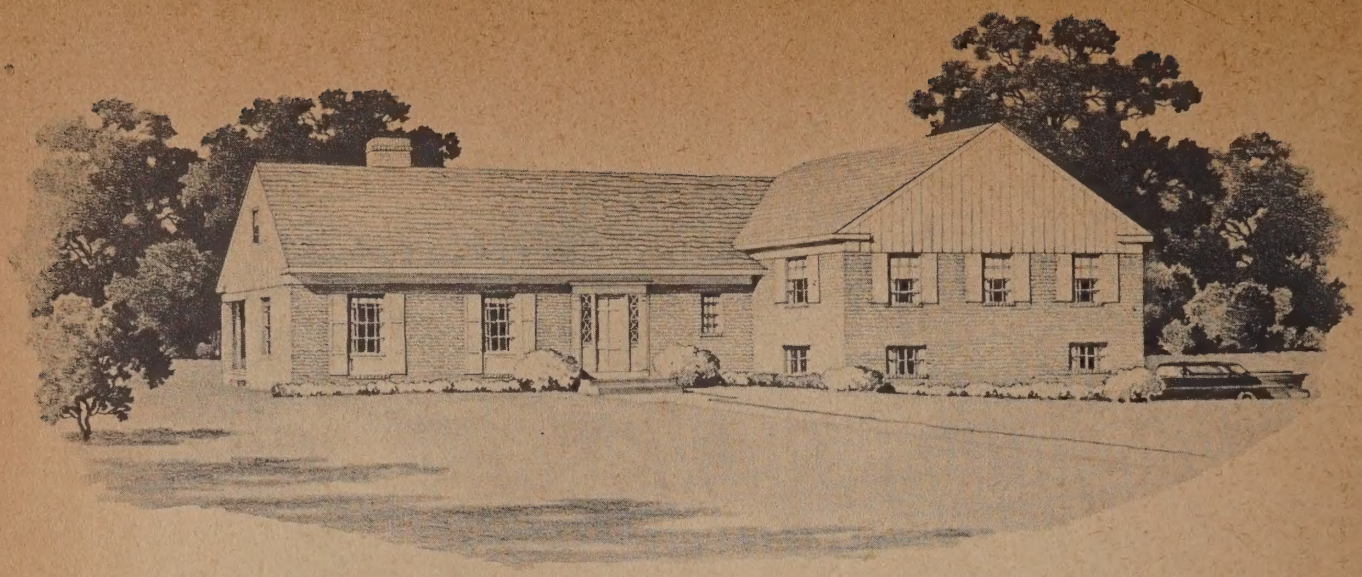
The front-to-back split level has become extremely popular in the modest cost brackets because of the natural dramatic effectiveness of the layout. Here in the Everett the plan has been utilized with no holds barred. The result is a combination of the dramatic and the sumptuous that his hard to resist, especially price-wise.

The high vaulted living room ceiling gives the modern corner fireplace even greater space for expression. You may wish to place your piano beneath the bedroom balcony or in front of the broad front windows. If your dining table can expand to seat twelve there is plenty of room for it in the Everett. Lots of work space to entertain properly in the kitchen, too. And speaking of entertaining, there'll be many unforgettable parties held in the 35-foot playroom on the ground floor looking out on the terrace. There are also maids facilities here, a room and bath that makes an ideal standby guest room too. There are three bedrooms and 2 bathrooms on the sleeping level. A basement and a two-car garage complete the plan.





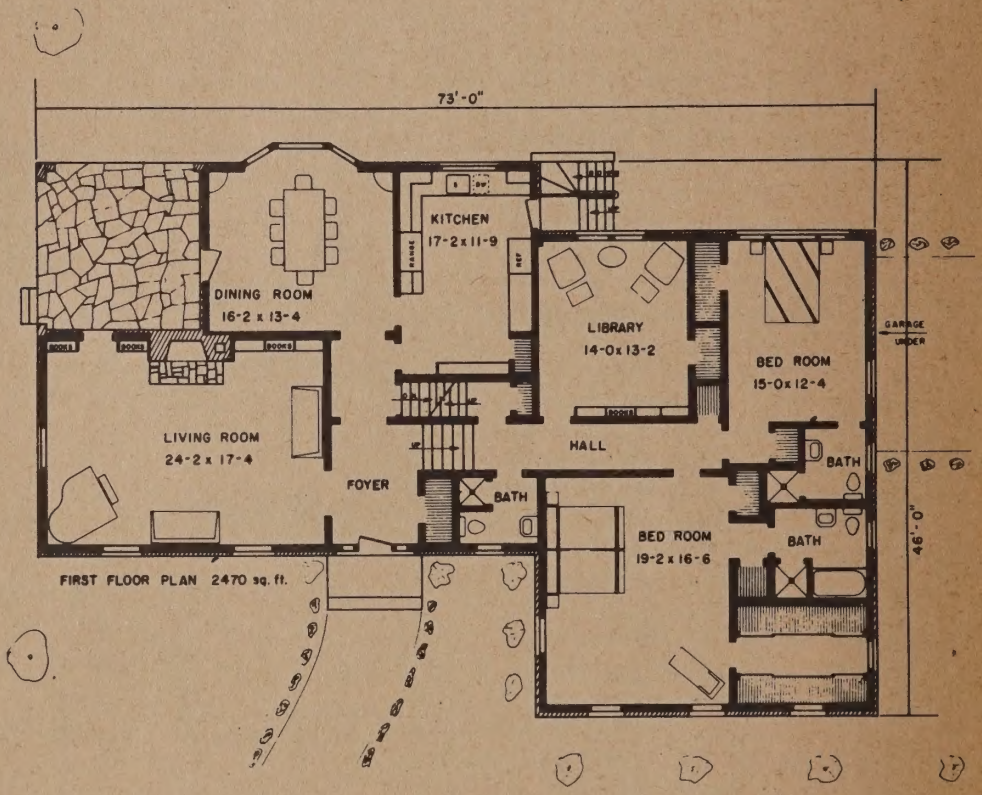


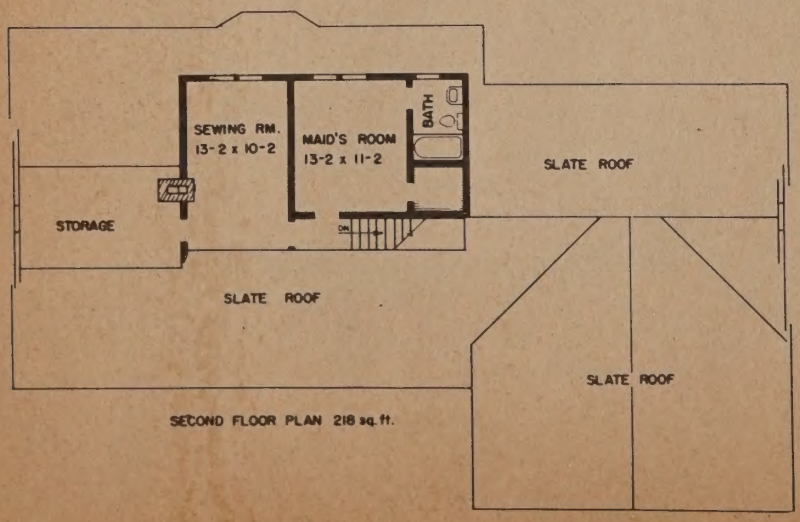


the *Kingsley*

Four bedrooms, four bathrooms, need more be said? You can bet that there's not a skimpy dimension anywhere in the Kingsley plan. This is a side-to-side split level arrangement with three rooms on the raised sleeping level. The one closet to the head of the stairs would make a beautiful library or master's sitting room. The fourth bedroom is on the highest level.

On the entrance level are living room, dining room and kitchen. All are big rooms. Down a few steps is the double garage and extra activity space. A level lower is the basement.





Architect's blueprints help avoid misunderstandings and costly delays with contractors. They are the best guarantee that you can give your building investment.

HOW TO OWN A MANSION AT A BUDGET PRICE

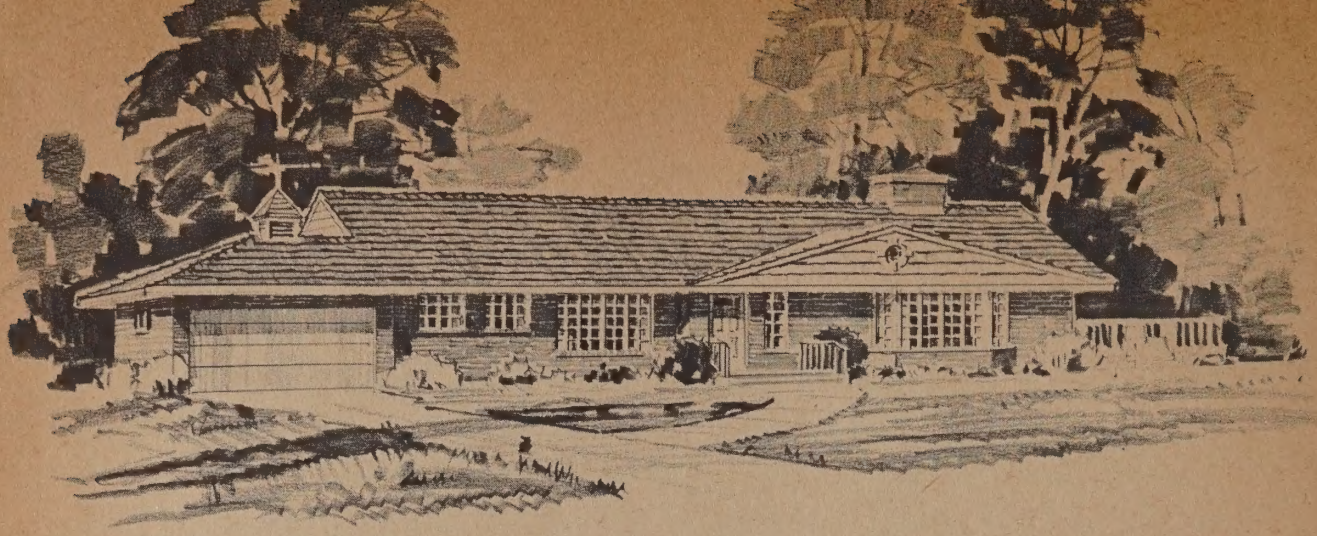
If you own a nice piece of land in area surrounded by better homes and if you have $5,000 to $10,000 to invest, there is every likelihood that you are in a position to build a large and beautiful home which you can pay for like rent over the next 20 years or so. $10,000 plus land is sufficient equity for most lending institutions to allow you a $20,000 mortgage and possibly even more. $30,000 can buy a lot of house these days especially when architect-designed. Your weekly take home pay must be at least equal to the monthly mortgage payment in order for you to qualify. The payment each month on a 20 year $20,000 mortgage at 4½% is $134.55. If your family earns this much or more and has the land and cash then

12 SPACIOUS HOMES FOR MEDIUM BUDGETS

will interest you.

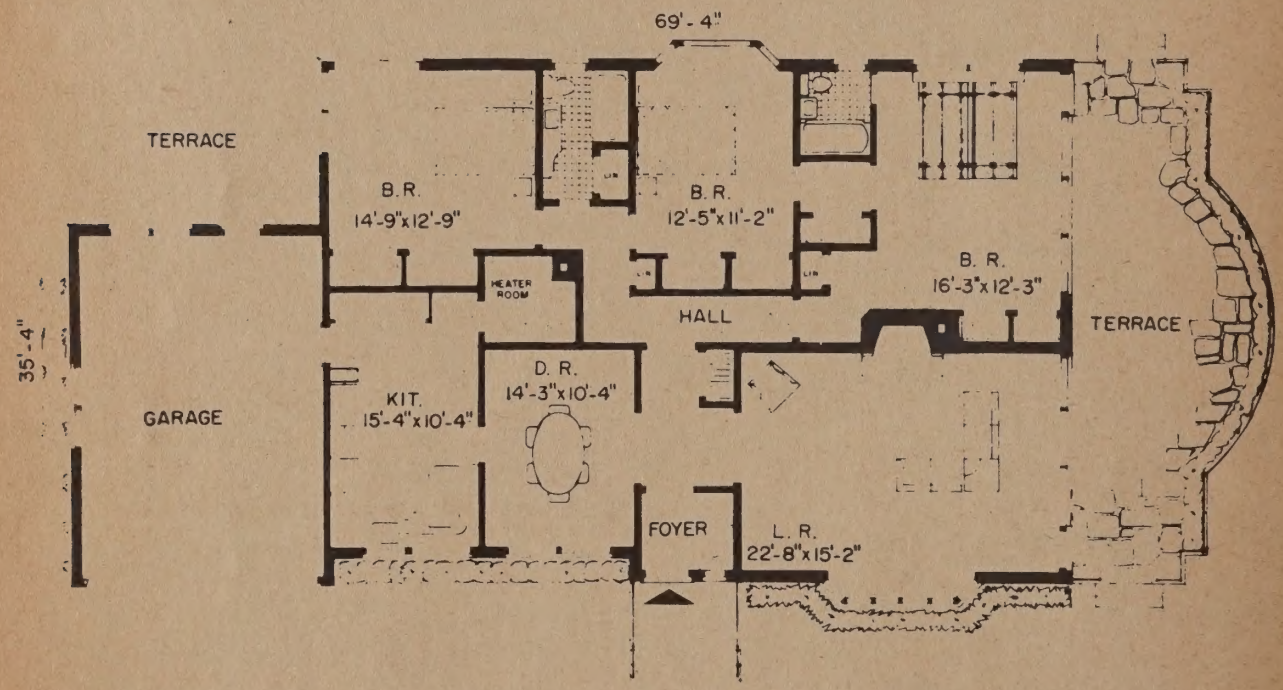
As each of us reads "medium budget" we wonder whether the word befits our own category and, if so, whether we rate high medium or low medium. Rather than attempt to define the word "medium" which at best is a relative term that changes with the years, let us instead attempt to define the appropriate cost range of the houses themselves.

As you will note these are still large homes, not as lavishly dimensioned as the twelve previous homes but blessed with an occasional luxury feature and quite generously proportioned. $20,000 to $30,000 would seem to be the general price area. Now, prices vary from time to time and certainly from place to place. Even contractors bidding at the same time in the same place can differ by as much as 25%. So view this range with some flexibility. If you find within the next twelve designs, one that interests you, don't rule it out because it seems big. Good design yields more house for less money. Take the blueprints to several reliable builders and compare bids. There is an excellent chance that the house of your choice may come within your budget.



the *Leonard*

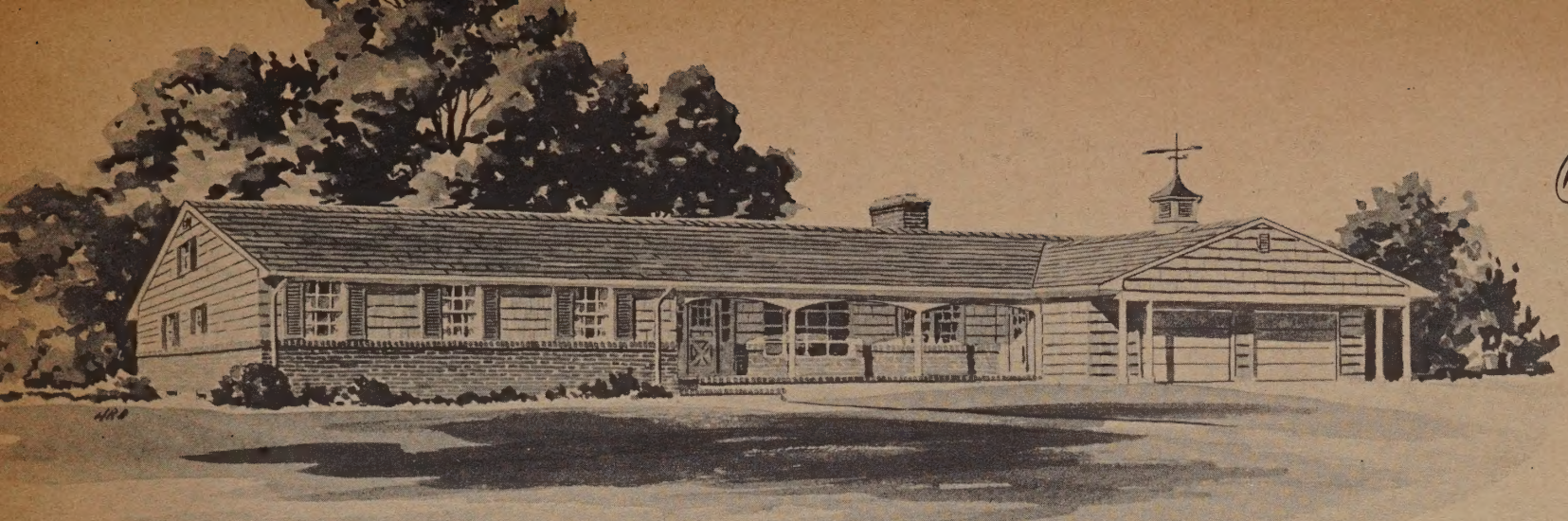
FLOOR PLAN 1820 sq. ft.



Why does the Leonard, a one story ranch home measuring very little over 1800 square feet, appear to be a luxury home of much greater size? Here are some of the contributing features: a long roof line that stretches 70 feet to include the garage; a side terrace to add to this tremendous width; copious protective overhangs; 30 feet sleek-angled gable over entry; brick veneer all the way to the eaves; and a low chimney that is wider than it need be to match the massive, yet graceful, proportions of the house.

Inside the foyer you are reminded of yesteryear's Colonial homes with parlor on one side of the hall, dining room on the other, but a few steps further you are convinced of the homes' modernity, for here is living on one level at its contemporary best. Whether you stand at the living room's view-commanding window cove, relax before its homey fireplace or amble onto its annexed terrace, this is living the full life.

Three master-size bedrooms occupy the rear. Each has at least two closets (the largest has four). You can provide for a future Acorn fireplace in this bedroom by putting an extra flue in the chimney stack when you build. Projecting the window of the middle bedroom has enabled it to catch the breeze in three directions. There are two bathrooms. The kitchen has a breakfast corner and a wall of closets for food storage. The heater room is off one side of the kitchen, garage off the other. There is no basement provided for in the blueprints, but the plans can be easily adapted to include one.

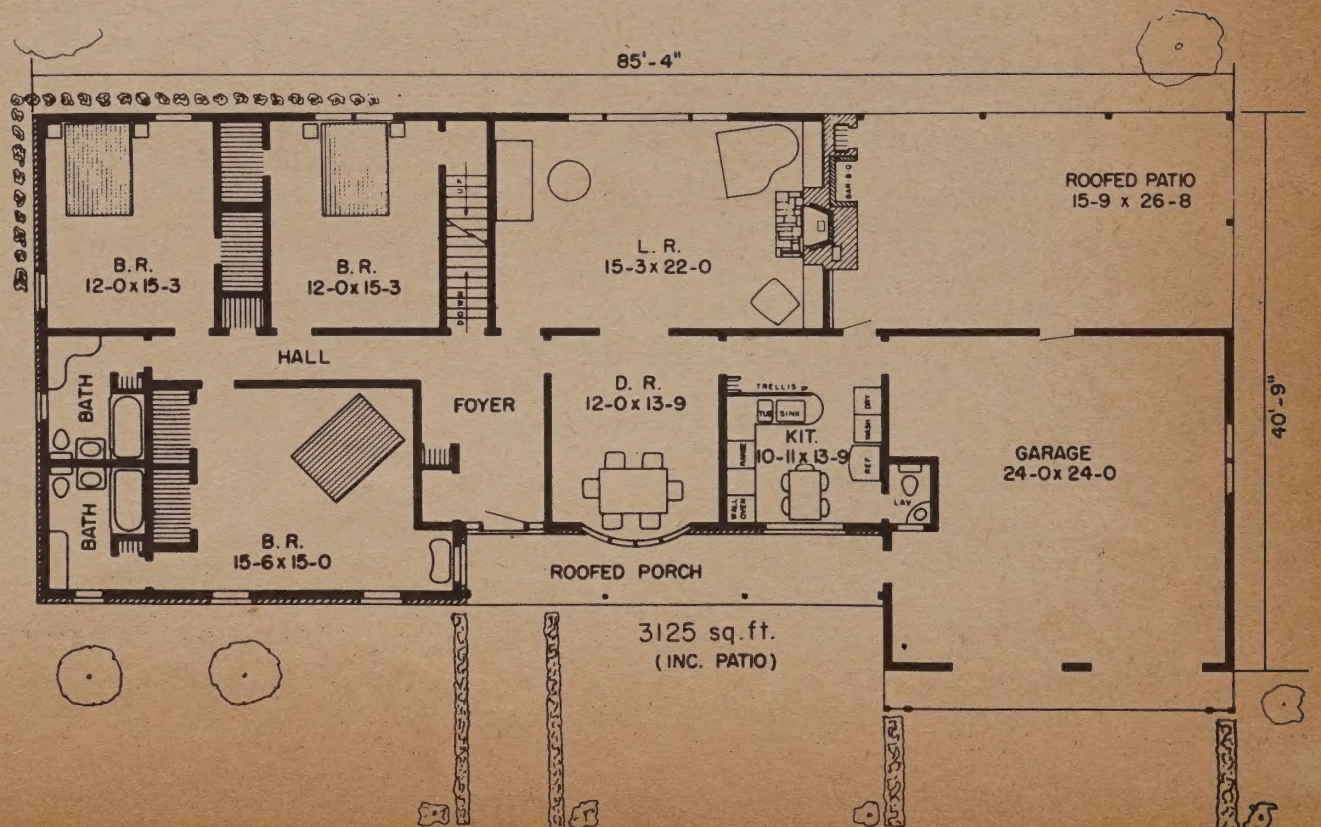


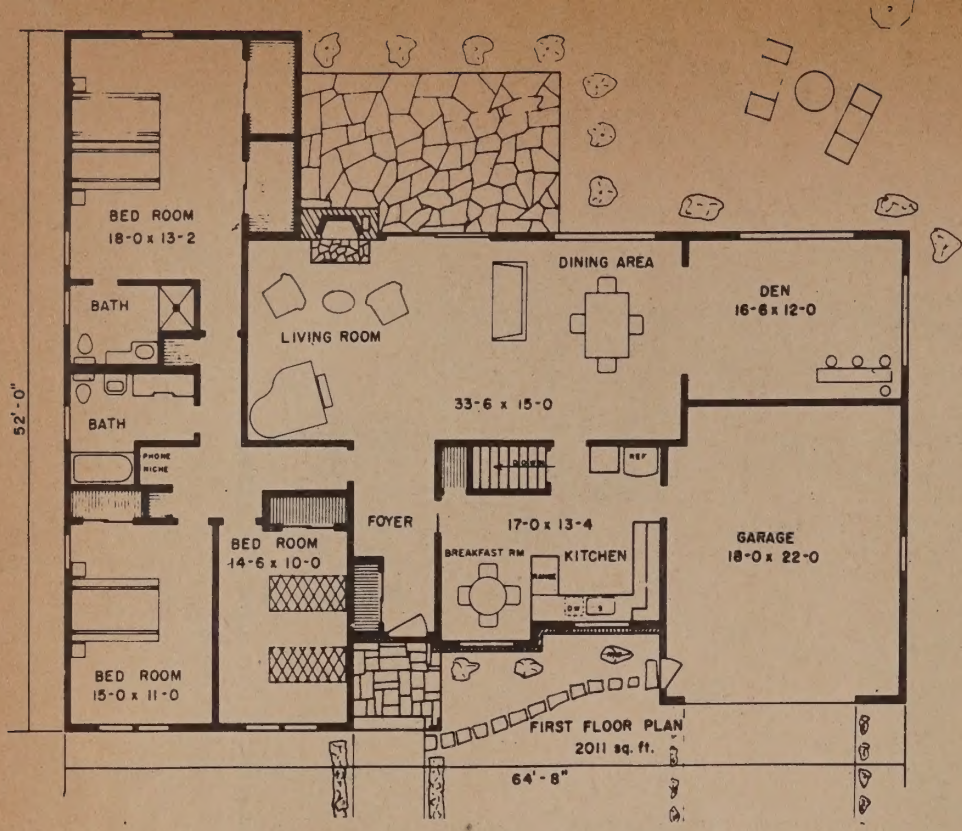
the *Webster*

This long low ranch stretches over 85 feet, preferably from east to west for best orientation especially if you desire central air conditioning. About 25 feet are devoted to a two-car garage with immense covered barbecue patio behind it. Adjacent is the activity area, occupying about 30 feet of width, and consisting of central foyer, rear living room, front dining room and kitchen. The balance of the width, 30 feet, is the sleeping area comprising three bedrooms and two back-to-back bathrooms. Bedroom No. 3 has stairway access to the storage attic which is well lighted and has five feet of head room.

The kitchen deserves special mention in this handsome home because not only has it compactly grouped work space but it boasts an administration desk with phone, a dining table, a handy lavatory and a Dutch door to the covered barbecue patio.

The blueprints for this home include heating and air conditioning layouts prepared by Carrier Corp., one of the foremost manufacturers of residential cooling equipment in the country.
See page 62.





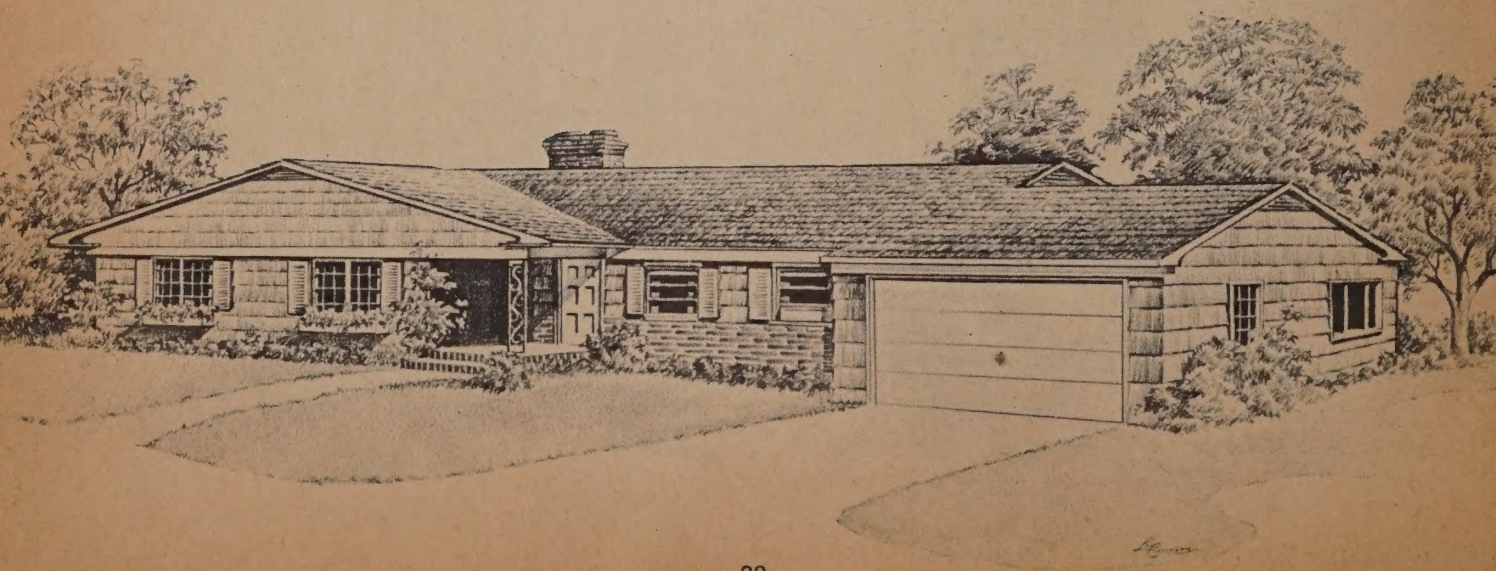
This home first started on the road to reality when a certain family unrolled a set of blueprints on their dining room table, so that a certain builder could examine them. Your family's new home will also start this way. You need but choose the right plan and say when.

the *Driscoll*

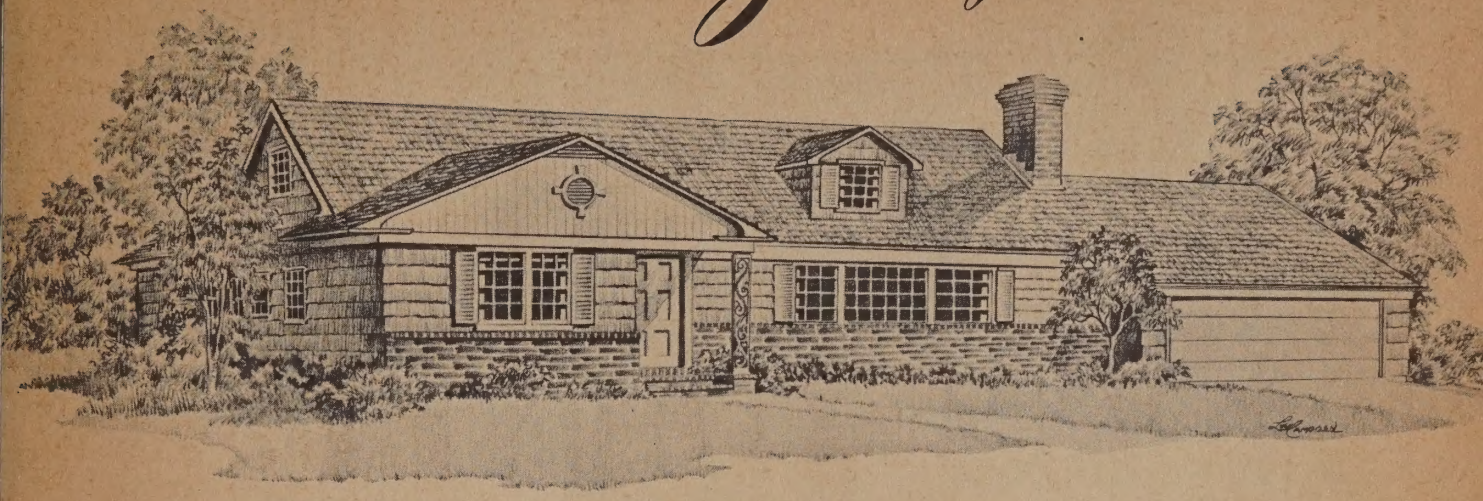
When you open your front door and usher in your guests, their first impression of the spaciousness of your home is the size of the foyer in which they remove their hats and coats and exchange greetings with you. Then, as they move into your living room, this impression is either confirmed or denied. The Driscoll's promise of spaciousness is fulfilled beyond expectation as you enter its vast 33 foot living-dining area that is made even more immense by the added width of the den. When the doors to the den are open, you show your guests the equivalent of a fifty foot room .

There isn't a unit of this plan that lets you down space-wise. The three master-sized bedrooms, the kitchen-breakfast room, the double garage—all are generously proportioned. Note that the bathrooms are the kind you can walk around in (Even your private telephone niche is much bigger than booth size).

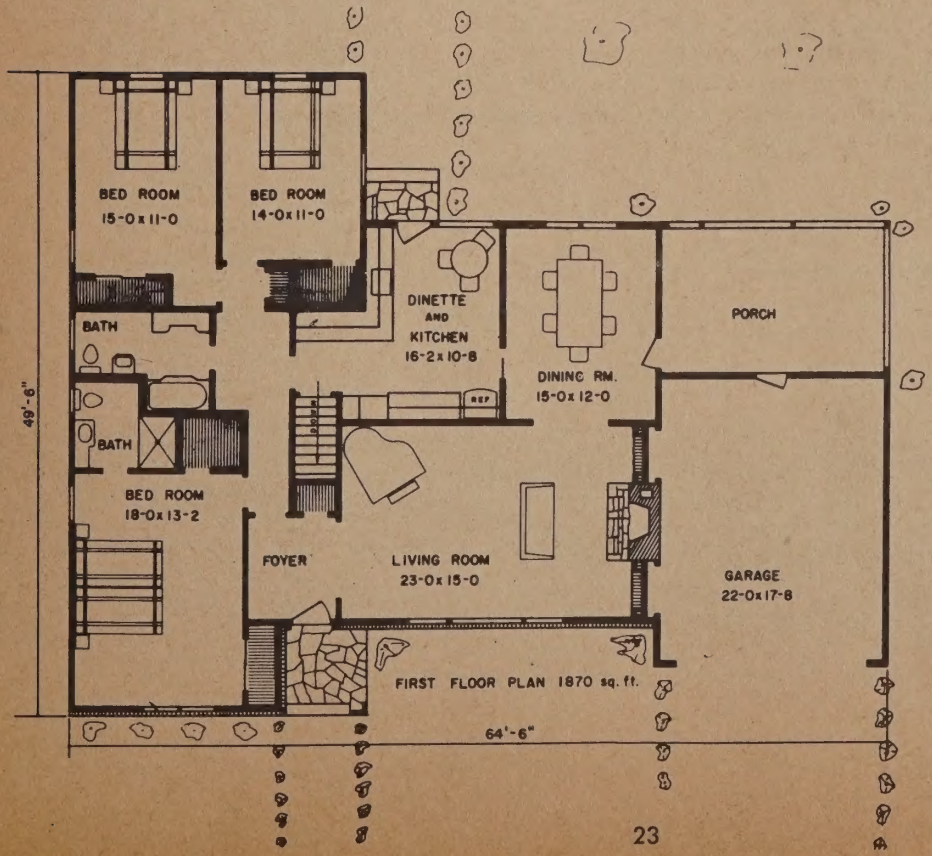
Despite its spaciousness, the Driscoll is a surprisingly economical home to build and is well worth further study.



the *Gladding*



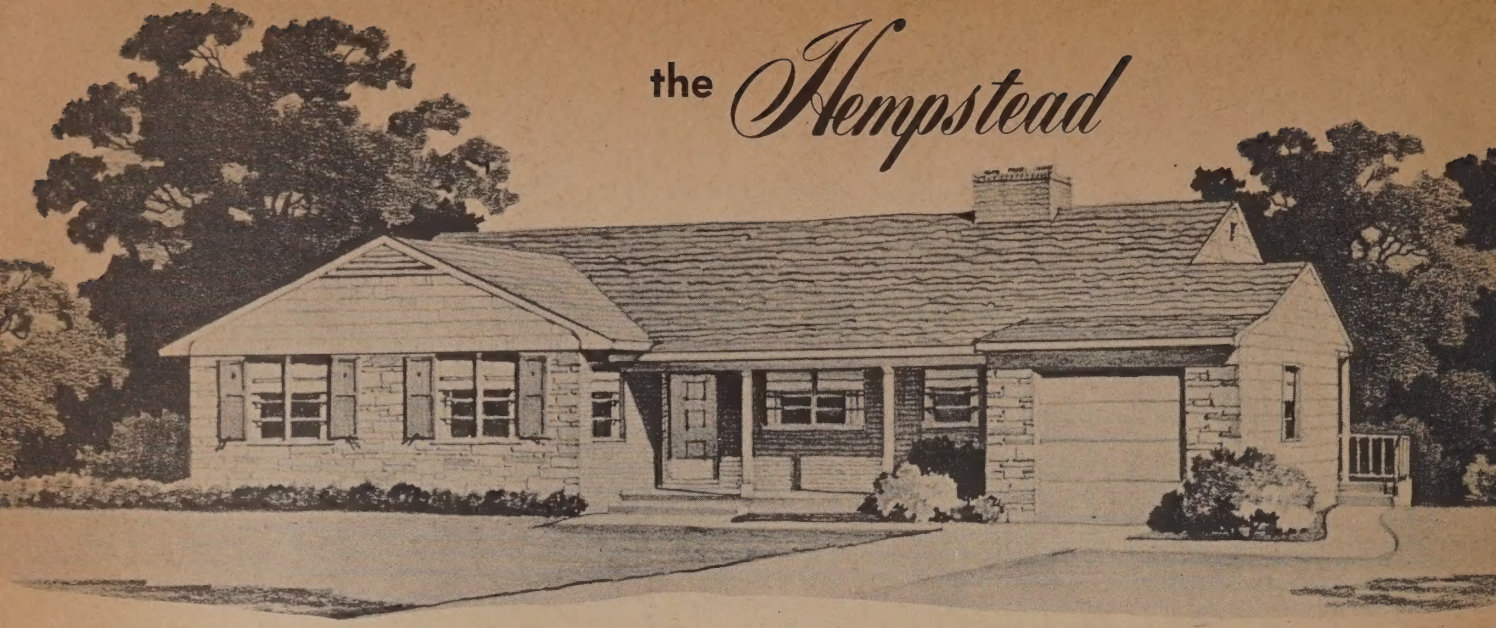
Hundreds of families will fall in love with the Gladding at first sight. It's that type of house. Then let them try to tell their friends what it is about the house that is so super. Probably they will not be able to put it into words. Well, sometimes there are no such words. The architect has not created separate notes; he has written a melody which must be heard in its entirety. Here in the Gladding is a simplicity of space division, a beauty of line that must warm the heart of any home-seeking family. Free of clutter the plan is conducive of serenity. Its ample activity area and its three large sleeping rooms spell comfort and joyful living. Best of all, it is a home you can afford.

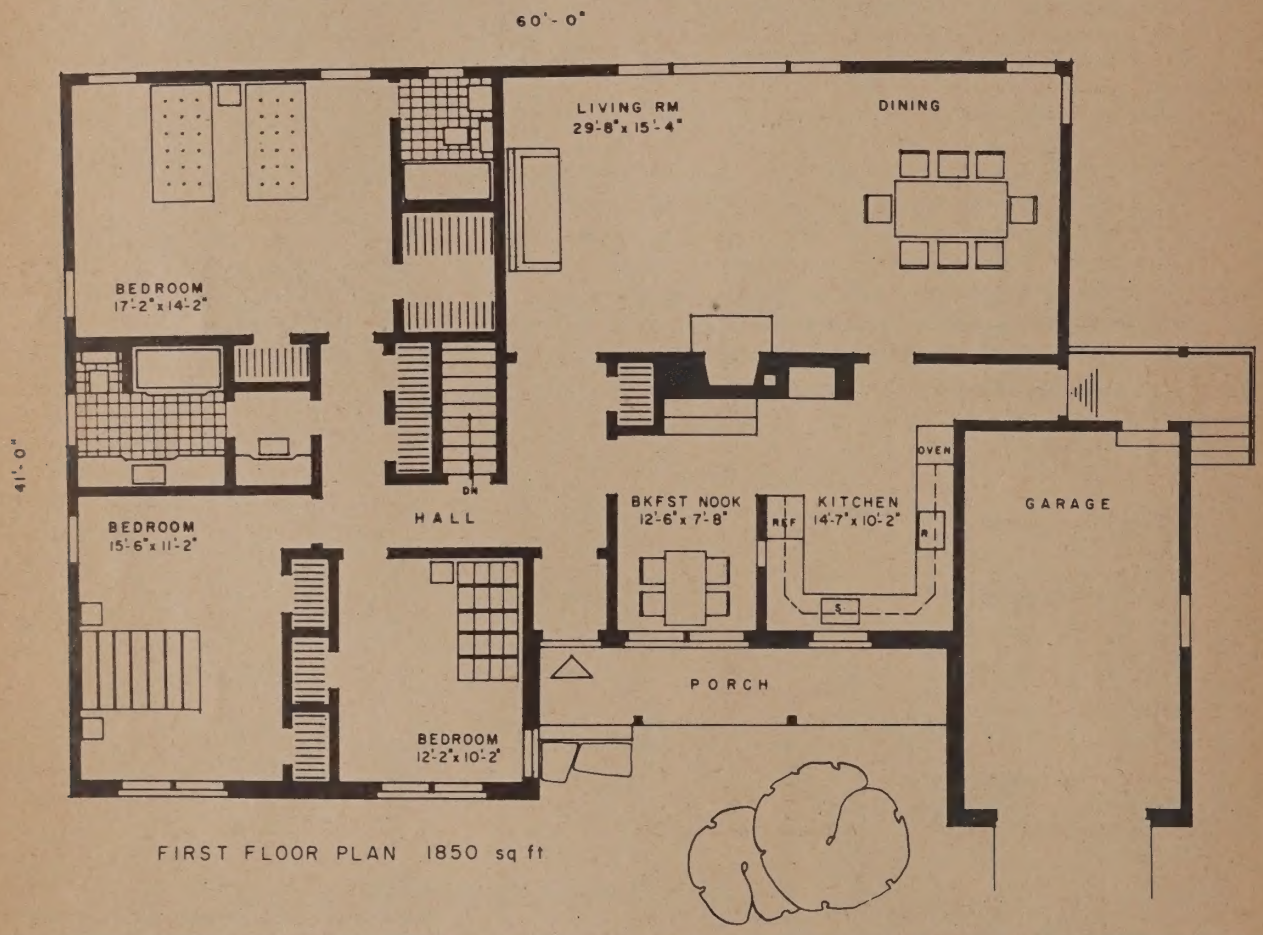


FIRST FLOOR PLAN 1870 sq. ft.

The plans for this home provide for a full basement as well as an attic (reached by a pull down, fold-up stairway in the hall). Blueprints enable you to "see" your proposed new home inside and out, before you build. Additional planning aids are available with them.
See page 62.

the *Hempstead*



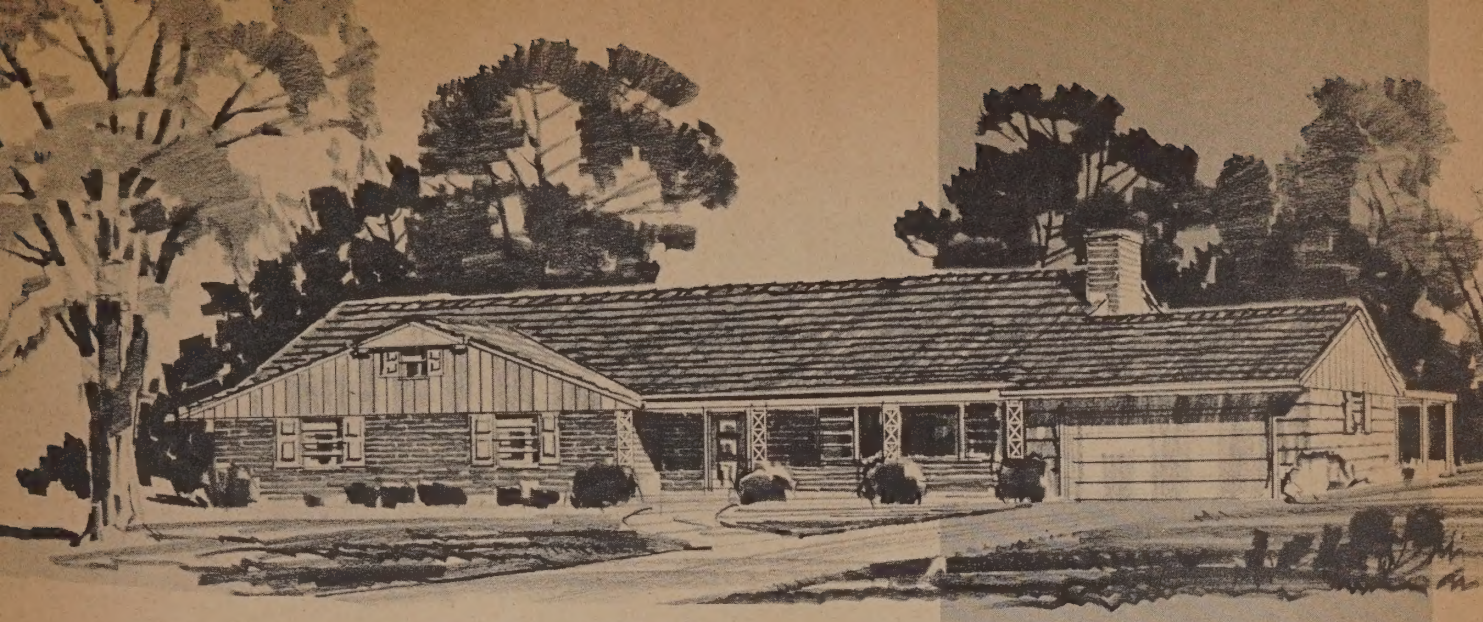


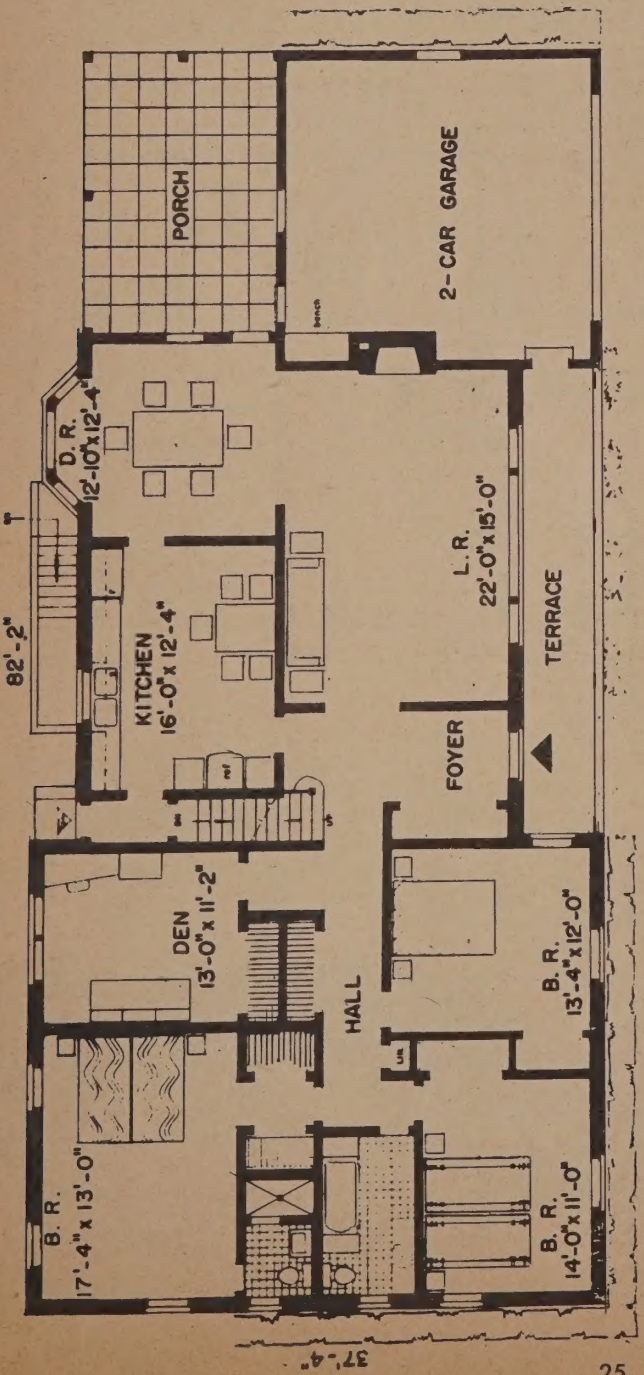
FIRST FLOOR PLAN 1850 sq ft

Architect George G. Foster designs a house with the latest features to please the most advance-minded home builder without resorting to extremes. The exterior of the Hempstead has crisp classic lines and an aura of solidarity that only stone can give. Inside there is a living-dining room almost 30 feet long and over 15 feet wide with a large fireplace.

The kitchen has a built in barbecue and to delight the modern homemaker, the latest equipment: a built in cooking top and thermador oven and the new GE wall-hung refrigerator. Beneath is a pass thru to an informal dining area that could make a delightful TV room. The bedroom wing boasts magnificent closet and storage space; the master bedroom having its own bath and dressing room. The other two spacious rooms share a large attractive bathroom with two built in dressing tables. Who could ask for anything more?

Blueprints are mailed from suburban offices in Huntington, Long Island, the same day that orders are received. Telegraph or telephoned orders are welcomed. If mailing your order, use the convenient form on Page 63.





FIRST FLOOR PLAN 2200 sq. ft.

the *Ambassador*

The clean forthright lines of this home make it a welcome member of any community. Four bedrooms downstairs and two upstairs is the sleep story of the Ambassador. Almost in the luxury home price bracket, its many features for easy living could overflow this page. Many families will want to make a den out of the bedroom which has its entrance nearest the foyer. Living room, dining room and covered porch add up to a grand activity area. Most of the food preparation in the kitchen is concentrated along the sixteen foot wall with a second dining area just steps away.

This home would look its best on at least a half acre site with 120 feet or more across the front.

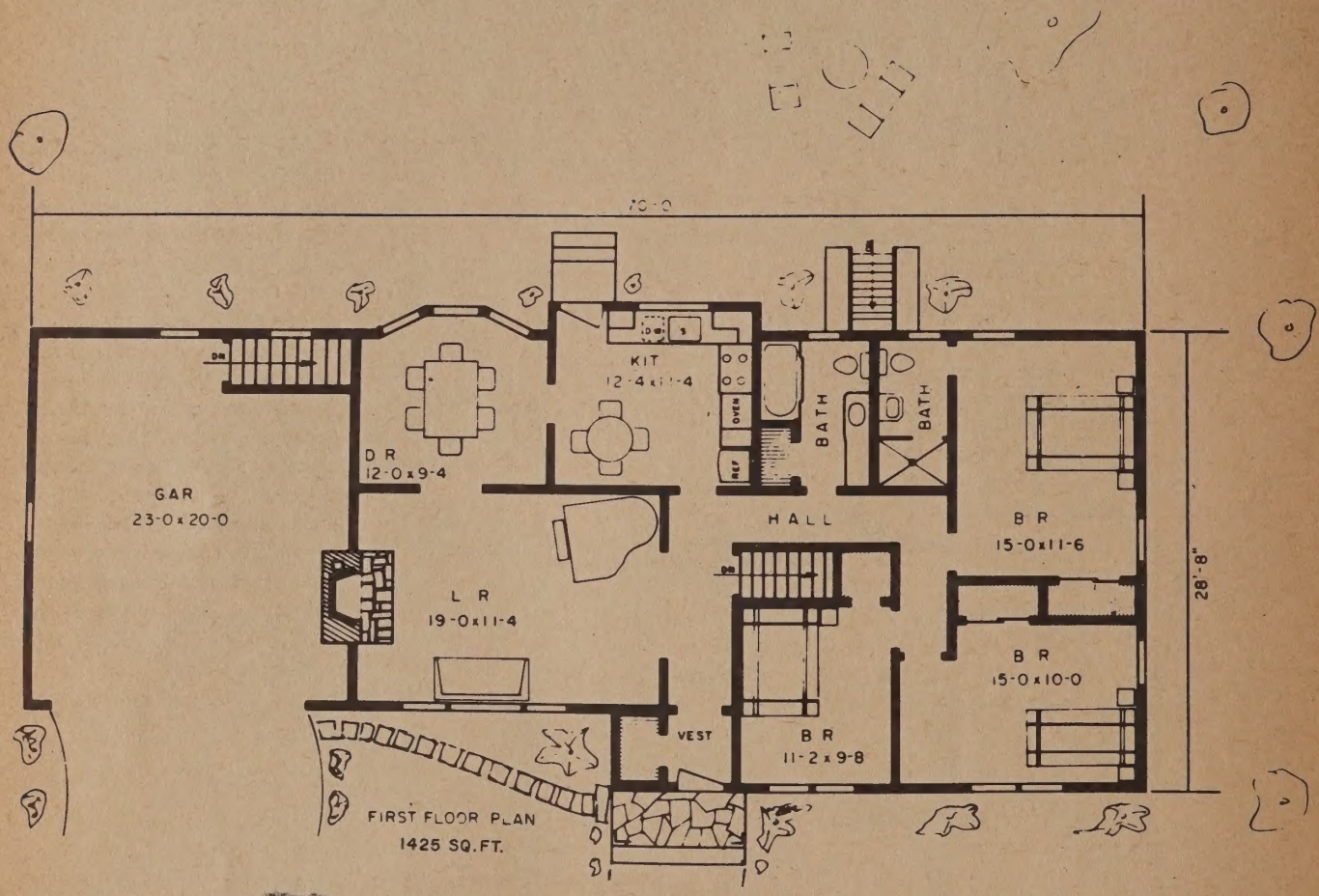
Study the additional planning and building aids that accompany the blueprints or which can be obtained as extras. They are described on page 62 (also on the inside back cover). Start planning realistically and your new home will start to grow.

the *Bellport*

The Bellport is a perennial favorite refined by the architect to reflect today's search for additional living space at no increase in cost. An old story indeed but all the more expected of a comfortable home are such features as the center hall, coved dining room, fireplace, kitchen snack area, two full bathrooms, and three bedrooms. A new chapter to this story is the special attention paid to developing the basement space into not only useable, but downright dramatic, entertaining rooms. Two large units can be finished off each 14 feet by 32 feet, both served by below grade windows and nary an interruption by lally column.

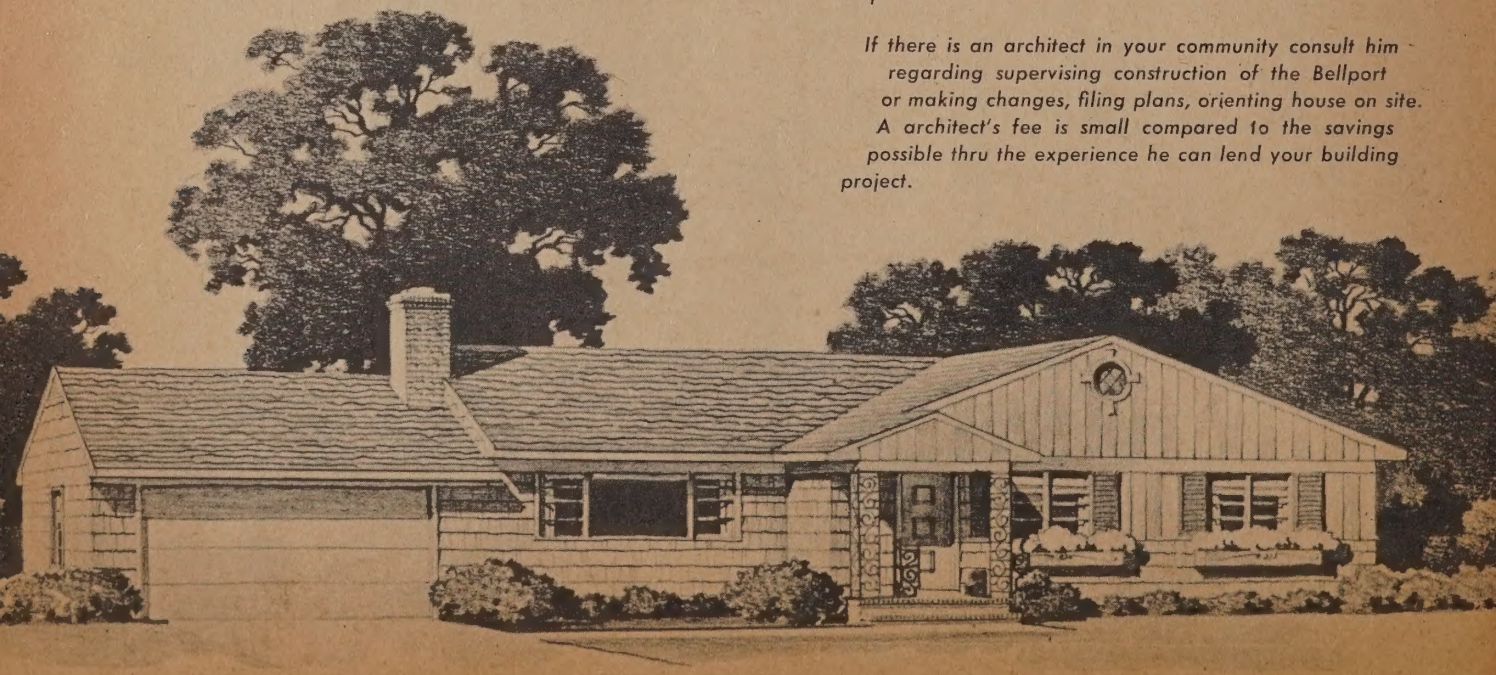
To keep utility traffic away from this area, a separate basement entrance is placed in the garage convenient to boiler.

Wood shingles, planting boxes and decorative iron scrollwork give the Bellport exterior charm.

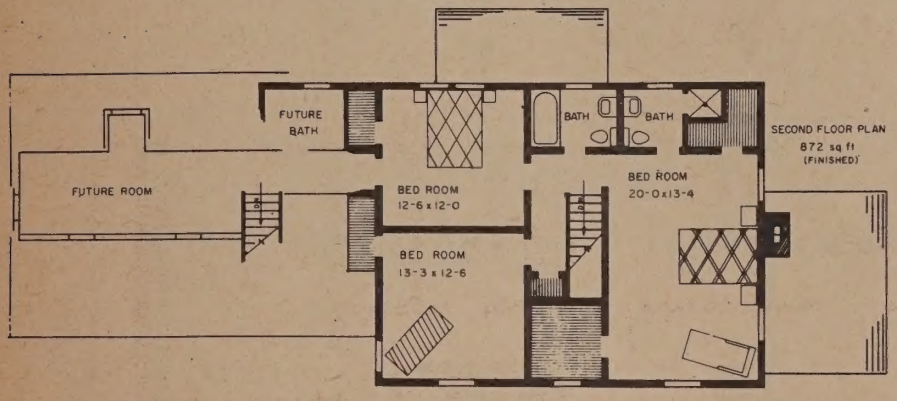


FIRST FLOOR PLAN
1425 SQ. FT.

If there is an architect in your community consult him regarding supervising construction of the Bellport or making changes, filing plans, orienting house on site. A architect's fee is small compared to the savings possible thru the experience he can lend your building project.

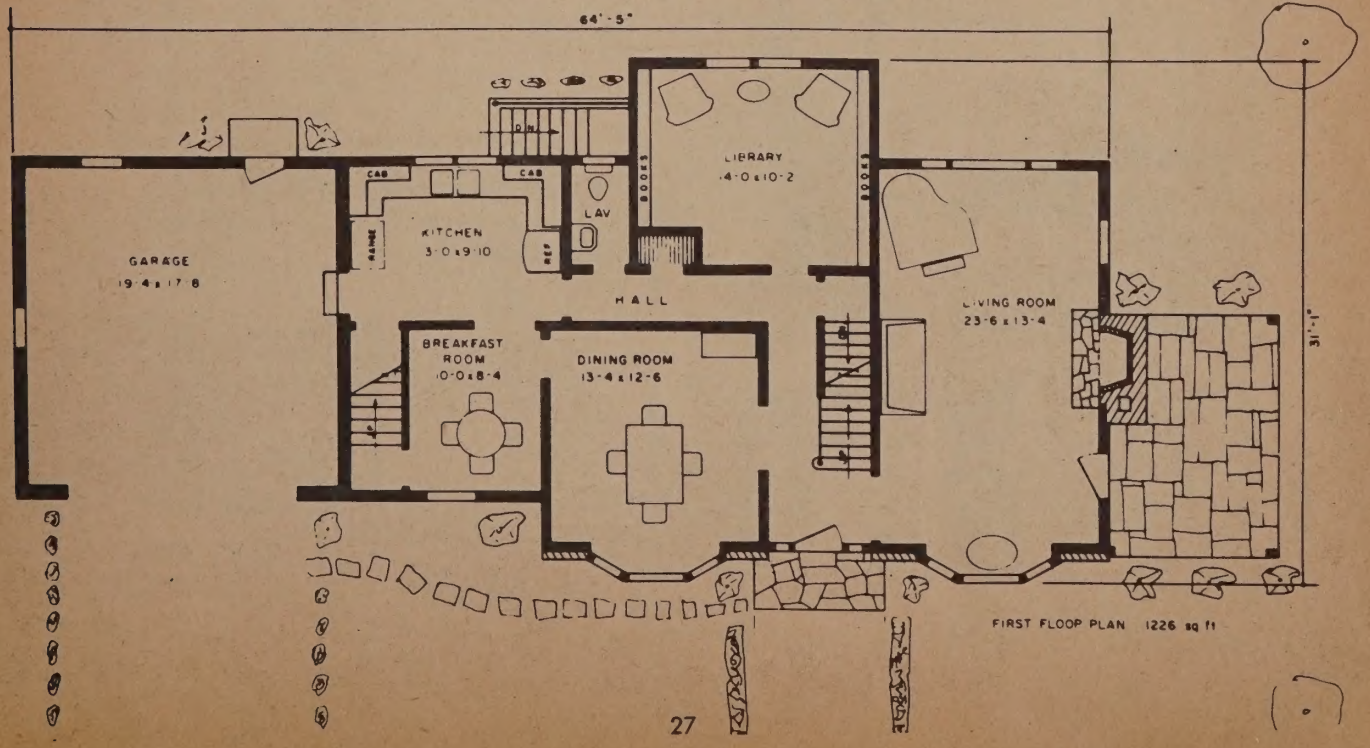


the *Hampton*



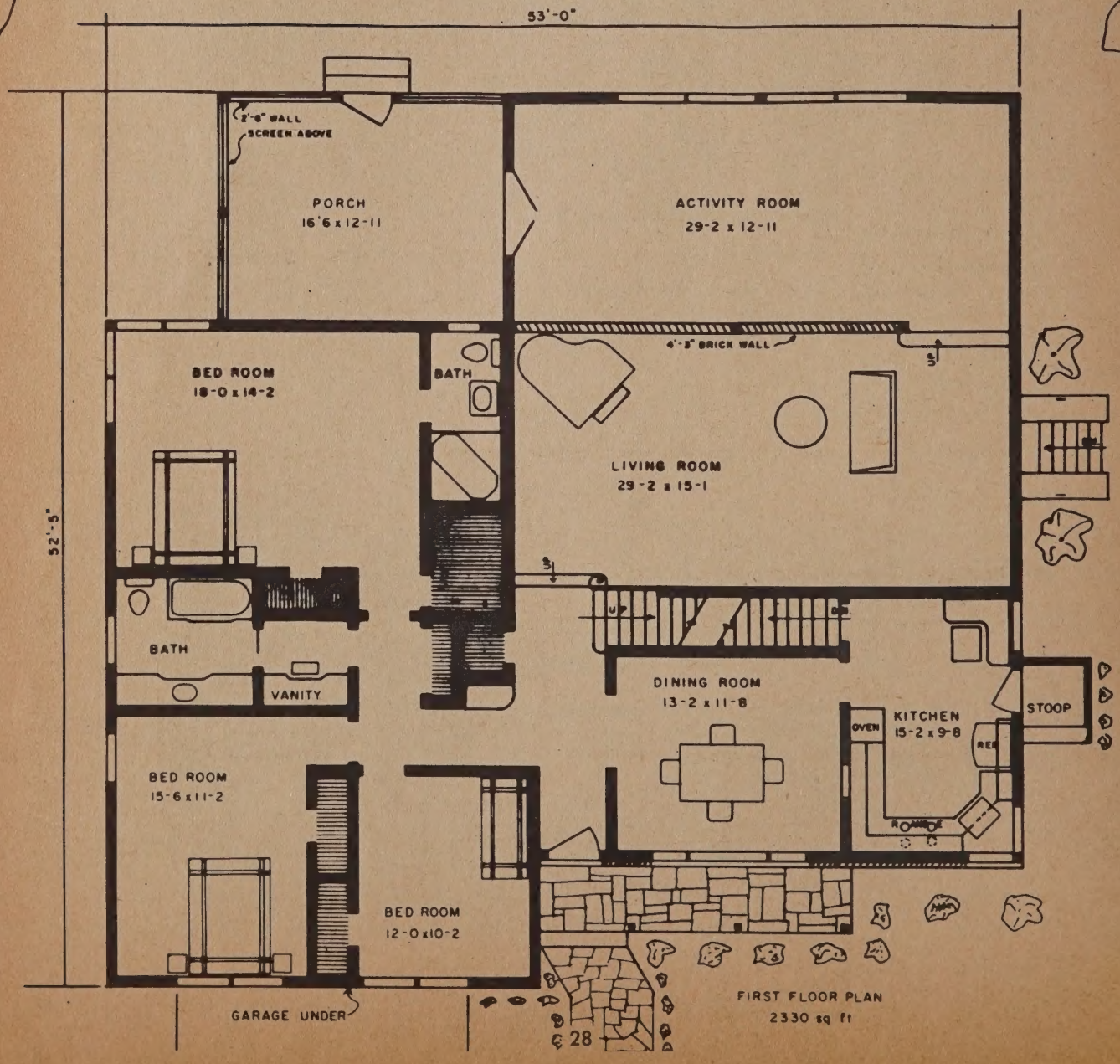
You can stop trying to keep up with the Jones when you send for the Hampton blueprints. When the house is built and you move in, you ARE the Jones.

A living room needs a covered flagstone terrace for outdoor enjoyment and a pleasant fireplace for evening repose. A library needs to be lined with book shelves. A kitchen must have its work units grouped compactly. A dining room needs an expandable table for Saturday night dinner guests and a cozy annex for breakfasts the morning after. A suburban family needs two cars and a double garage to shelter them. A spacious home needs all of this, with good center hall circulation and at least three bedrooms, two bathrooms and space for future expansion. The Hampton has all of this and more—a spacious home that needs nought but to be lived in and loved.

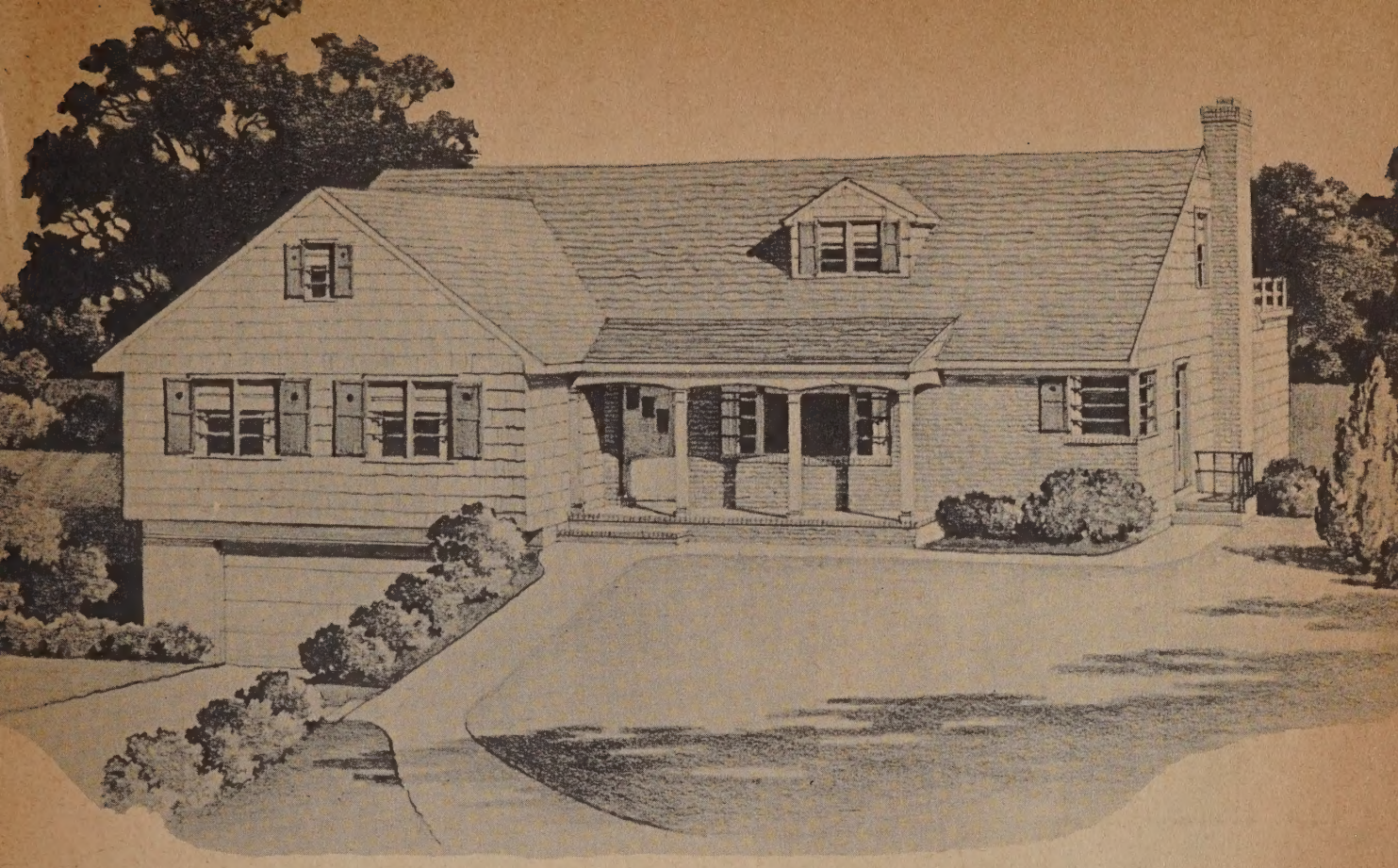


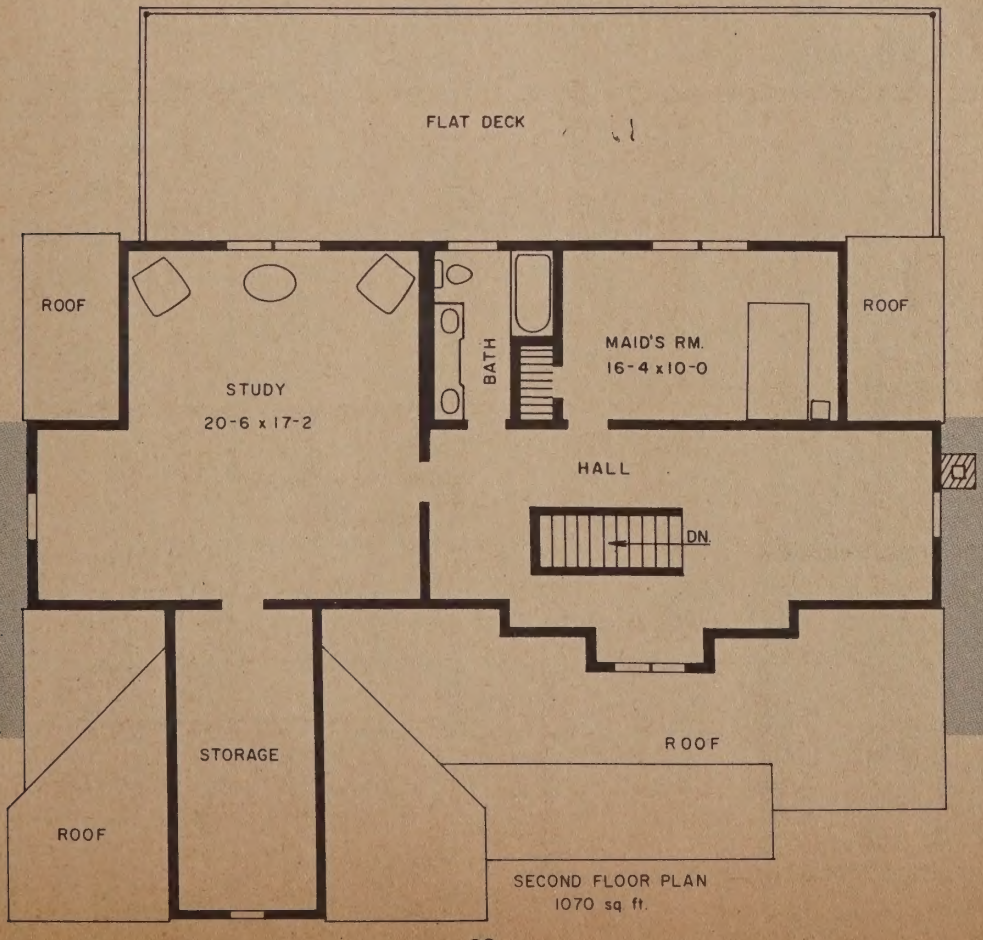
the *Sutton*

No matter how big a house is, it can appear to be small if the interior is broken up into many walled in areas. The trick is: attain maximum privacy with minimum partitions. This is accomplished in the Sutton quite splendidly. Take the activity area for instance. Two living rooms each nearly 30 feet long are divided by a brick wall just high enough to yield privacy without cutting up the space. Architect Foster has added to the feeling of seclusion in the living room by dropping it two steps. The activity room shares its many windows with the living room but monopolizes the screen porch to which it has access thru a pair of French doors. Kitchen (with nook), dining room, three bedrooms and two bathrooms complete the first floor plan. Note the hall bench for easier overshoeing and the primping vanity just a few steps away. Upstairs a huge daylighted hallway reminds you that this is not attic space but veritably more living space. Here you find another bedroom and bath and a mammoth study with a windowed storage room perfect for your cedar lining. Note that there is a roof deck forty feet long which many families will want to utilize for outdoor games or just sunning. And while you are admiring this spacious yet economical home, don't overlook the basement which contains garage and an adjacent area that can be finished off into a private night club.



FIRST FLOOR PLAN
2330 sq ft



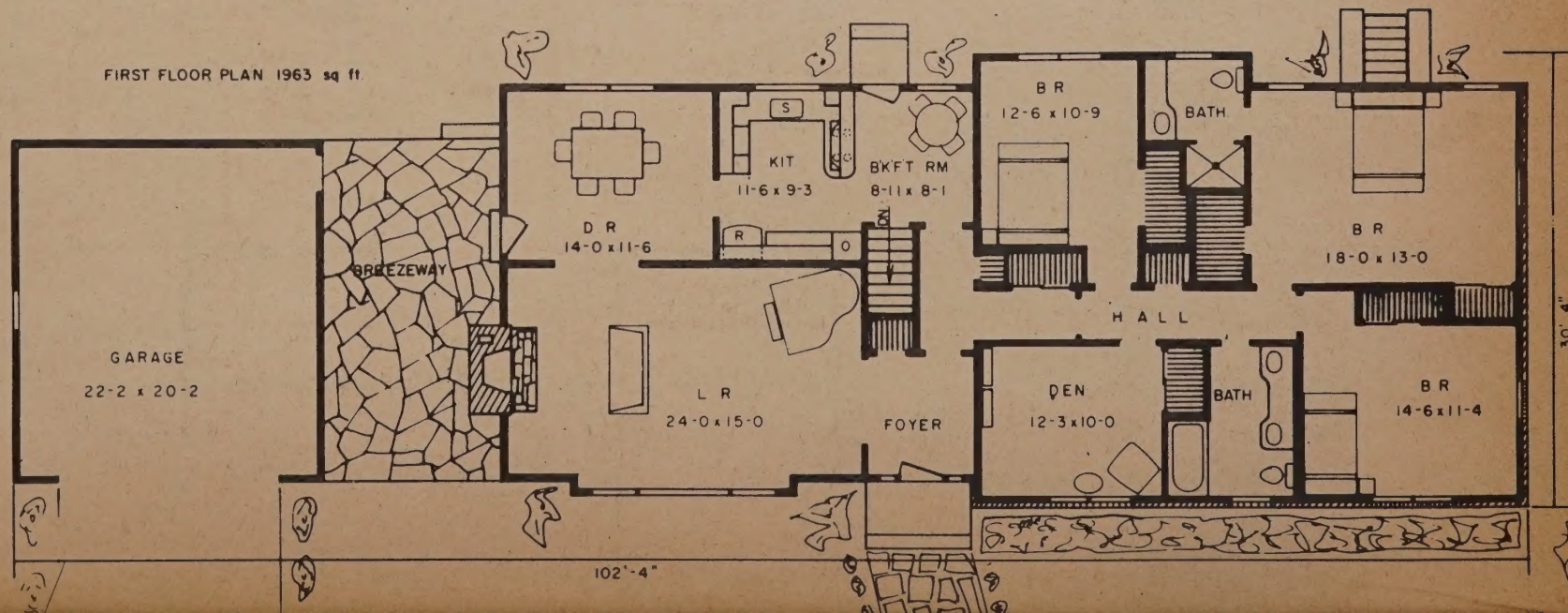


SECOND FLOOR PLAN
1070 sq ft.

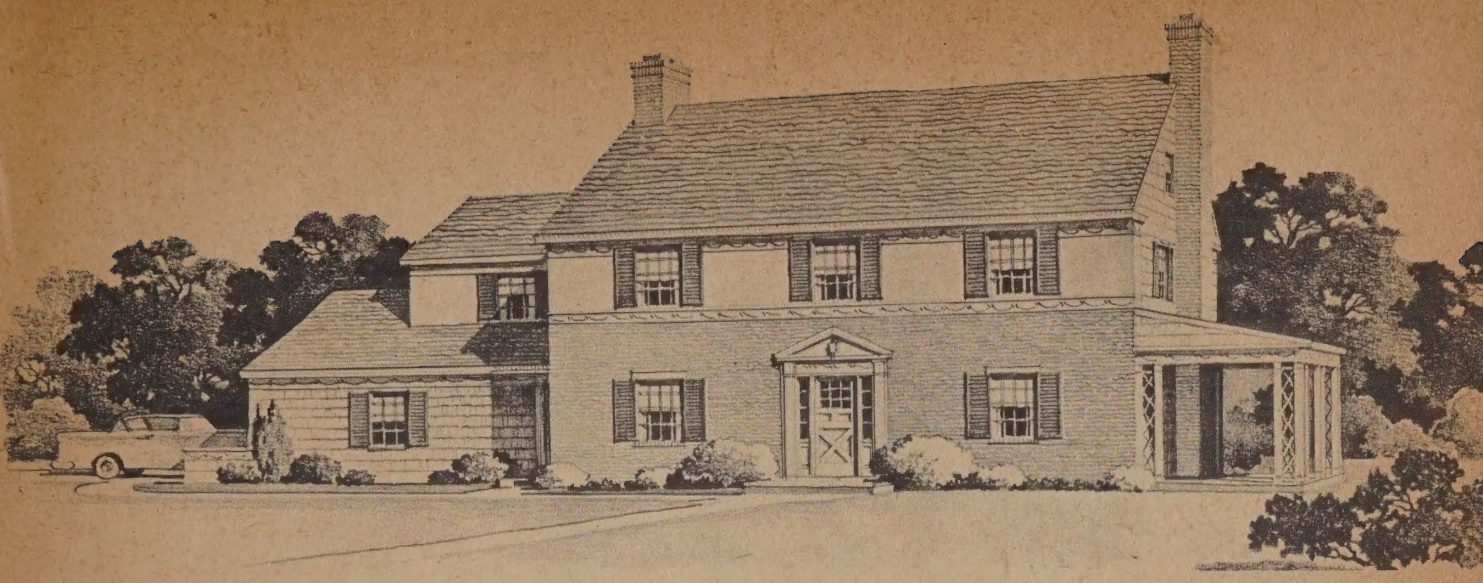
the *Graham*

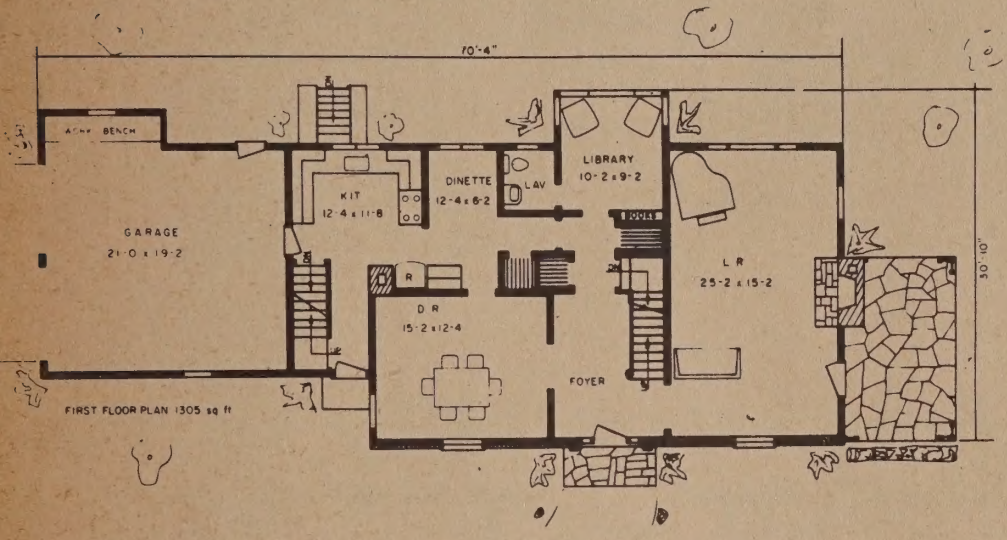
Although 1963 square feet is not lavish size, the Graham stretches over 100 feet in length and needs plenty of land. Also it has a full basement, covered breezeway and two car garage. These features when combined with the general spaciousness of the home itself yield a truly magnificent ranch which should appeal to most families who have "arrived" and yet be well within reach of many who are still on the way up.

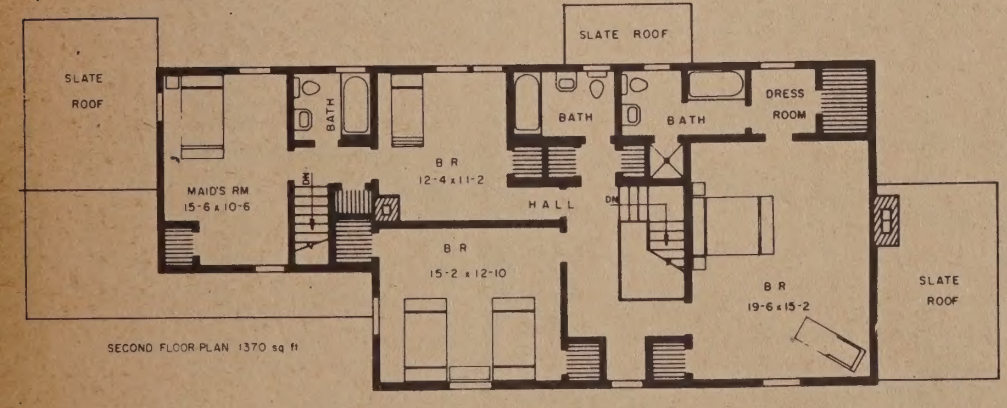
Note the 24 foot living room, the separate dining room and breakfast room. There are four bedrooms and two bathrooms. The hall bathroom has twin vanitories.

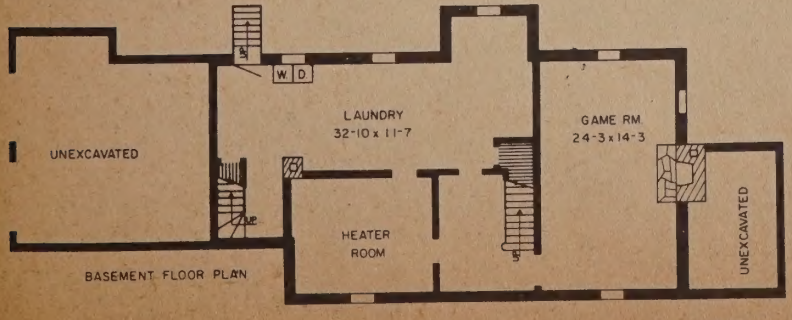


Square footages shown on plans do not include garages, porches, breezeways, etc. When computing an approximate cost according to the rules of thumb on page 5 be sure to add these features. For an accurate cost figure submit the plans to your builder for a firm bid. *See page 62.*









the *Phelps*

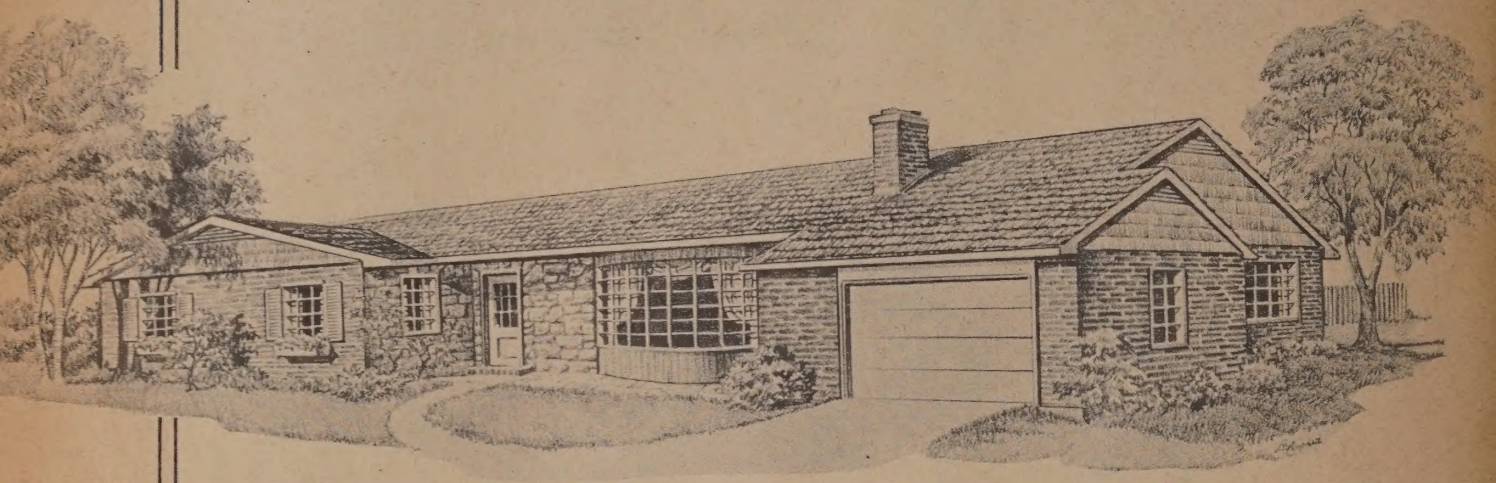
Brick veneer extends up to the second story windows of the colonial styled Phelps. The wing to the left embraces part of the kitchen, all of the two car garage and includes the back stairway up to a maid's room above. This wing is pleasingly offset at the right by a covered porch.

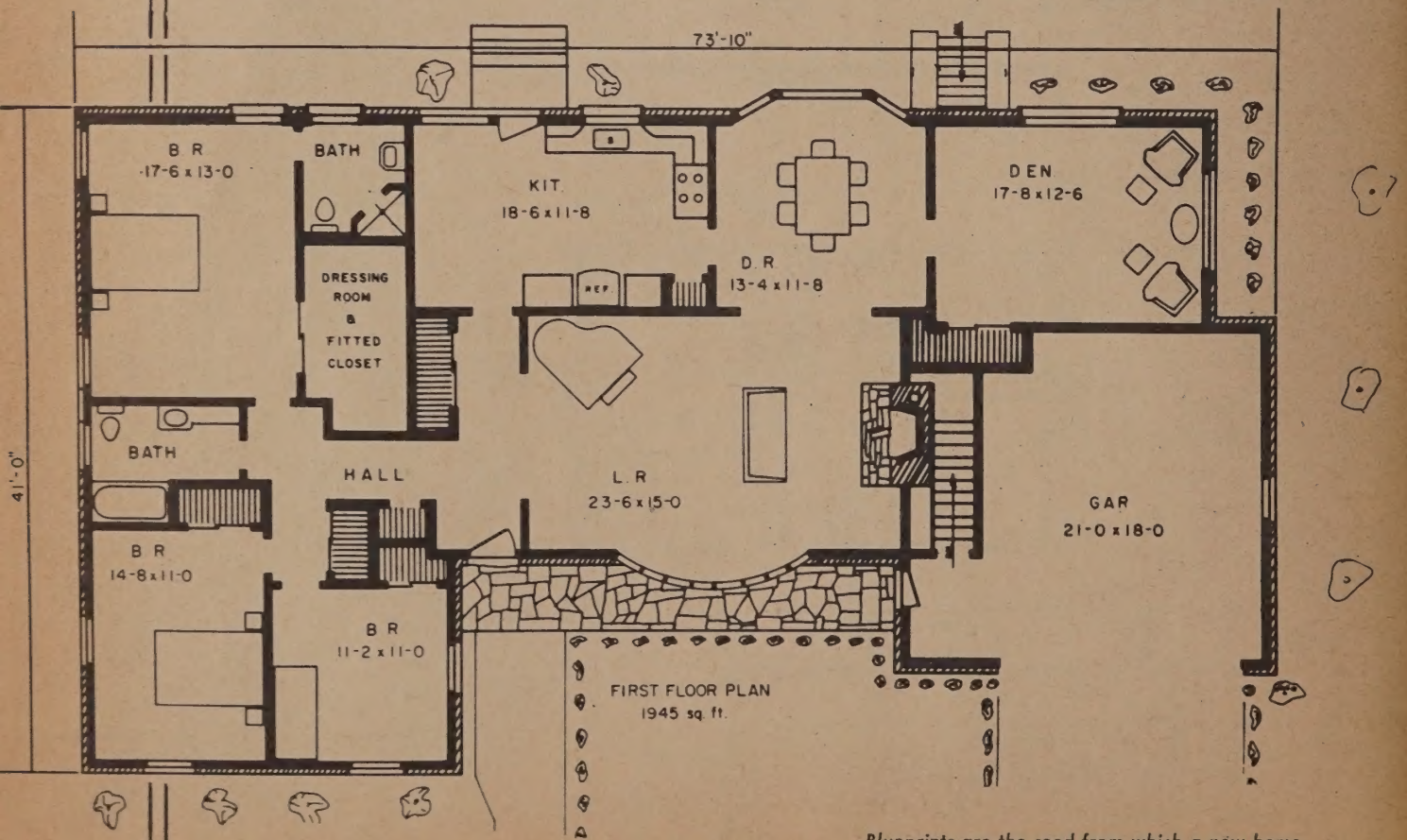
The central portion of this handsome home includes on the first floor a vast living room with a view in three directions, a library, dining room and dinette. There is a powder room, spacious center hall and several hall closets. Upstairs is a master bedroom suite which includes a full bath. Then there are two more bedrooms and a bath. The third bedroom has access to the side stairway and the third bathroom that serves the maid's room.

The Phelps packs a big surprise in its basement. Using the stairway in the center hallway you descend to a 24 foot game room complete with fireplace and devoid of any supporting columns to interrupt the activity. The spacious basement has a laundry (near the side stairway) and plenty of storage room.

the *Overton*

The perfect three bedroom ranch home is hard to find, but when you come across one as neatly designed as the Overton you can't help but pause and wonder if "this is it." Follow the plan yourself right from the front entry through the living room, dining room and den. Come back to the entry hall via the breath-taking kitchen and then look into each of the bedrooms. Check them for size and closet space. Note the combination closet-wardrobe in the master bedroom. And speaking of closets, we'll wager that the one in the den will be converted by some families into a refreshment bar with pass thru to serve the living room and dining room also. A stairway to the full basement is in the two car garage.





Blueprints are the seed from which a new home grows, and every dream of a new home must pass through the blueprint stage to reach reality.

HOW TO COMBINE YOUR OFFICE AND YOUR HOME

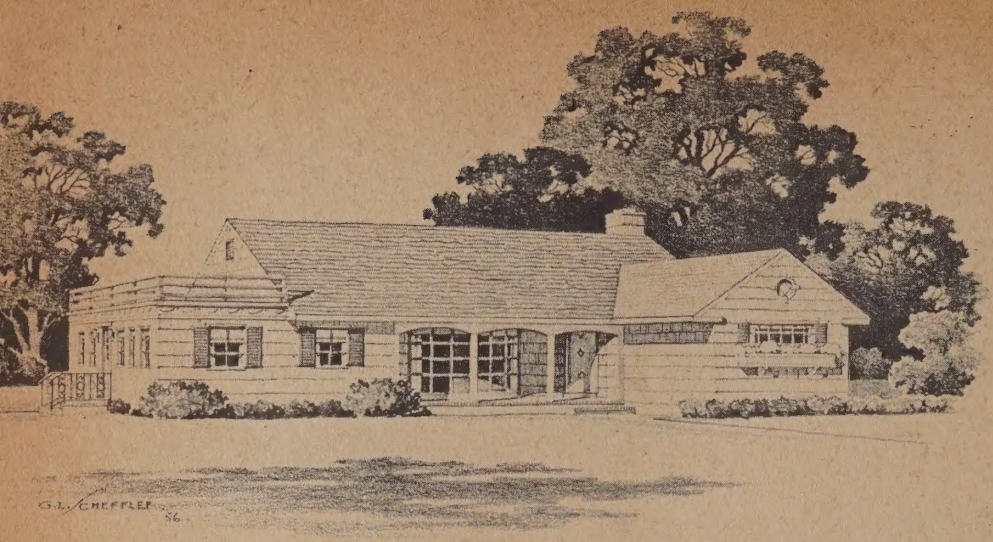
To many families a spacious home includes a place to work, an office or studio where the breadwinner can engage full time or part time in his or her activities. It is quite common for doctors and dentists to combine home and office. It may be their full time office, or they may have another office in town where they divide their hours. Writers, artists, sculptors, direct mail businesses, advertising agencies, insurance agents, public relations men, counsellors and followers of scores of other creative pursuits are now seeking more spacious homes so that they can combine home and office. Aside from tax and overhead savings, there are many obvious advantages to combining office and home. Just the saving of travelling time and increased hours with your family should be incentive enough to explore the possibilities.

This is one of the first times that architects' plans for professional men are being made generally available. Where you examine the designs, be sure to give your imagination free rein. It is hardly likely that a home and office combination will exactly fit your needs. Visualize the office space unpartitioned, then partition it yourself and see if it can be adapted to work in your particular case. Changes in dividing the office space are easier to make than in the home layout. Select a plan to fit your family then play with the office space and see if that too will fit. Included in these

12 SPACIOUS HOMES WITH PROFESSIONAL OFFICES

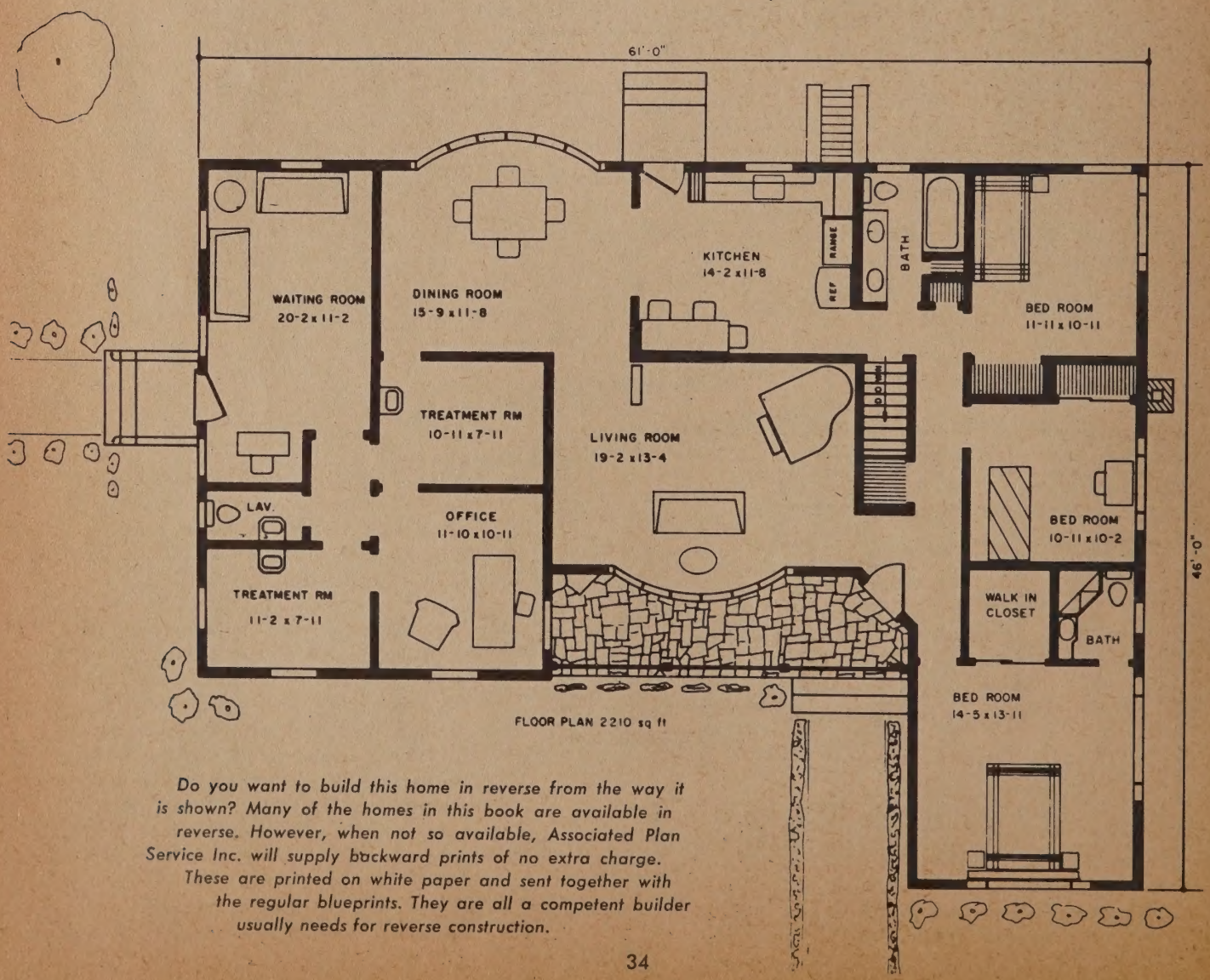
are some with private office entrances from the street; others have private entrances but concealed in garage or ground floor. This is for the type of business or profession where callers are not the rule, but where privacy and separation from the home's living activities are none the less important.

One word of caution: Before deciding on a combination office-home, especially where individuals or materials are to cause ostensible traffic, check with the zoning laws, if there are any where you intend to build, to make sure that no regulations prevent your conducting a business or professional practice. In the absence of such regulations, we wish you an enjoyable home-office hunt on the pages that follow.



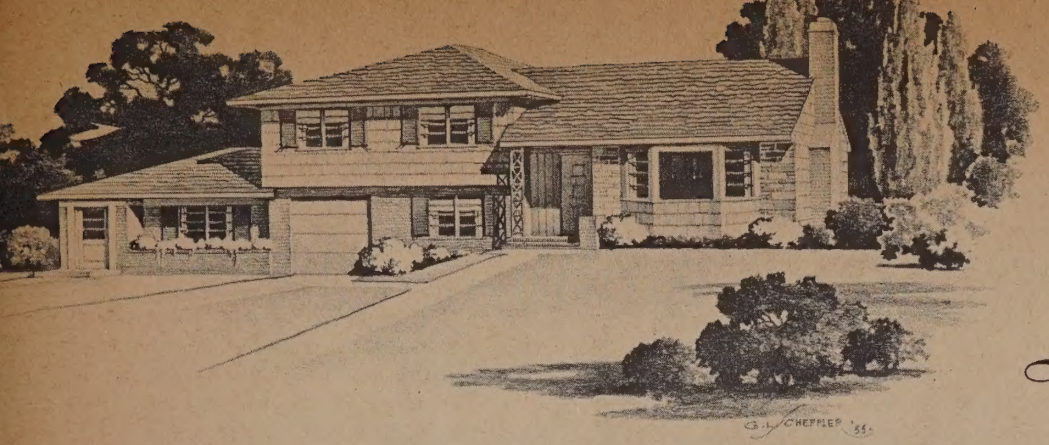
Built into the Howell is a suite of offices that do justice to the most established medical or dental practices. These offices have their separate entrance at the side, and center about the 20 foot waiting room which contains an administrative alcove. There are three other rooms and a lavatory in the suite. The rest of the house, with its angled entrance to the right of the covered porch, has six rooms and two baths: living room, dining room, kitchen and three bedrooms. Note the double vanitory in the hall bath, the snack area in the kitchen, and the handsome window bay that illuminates the dining room.

the *Howell*

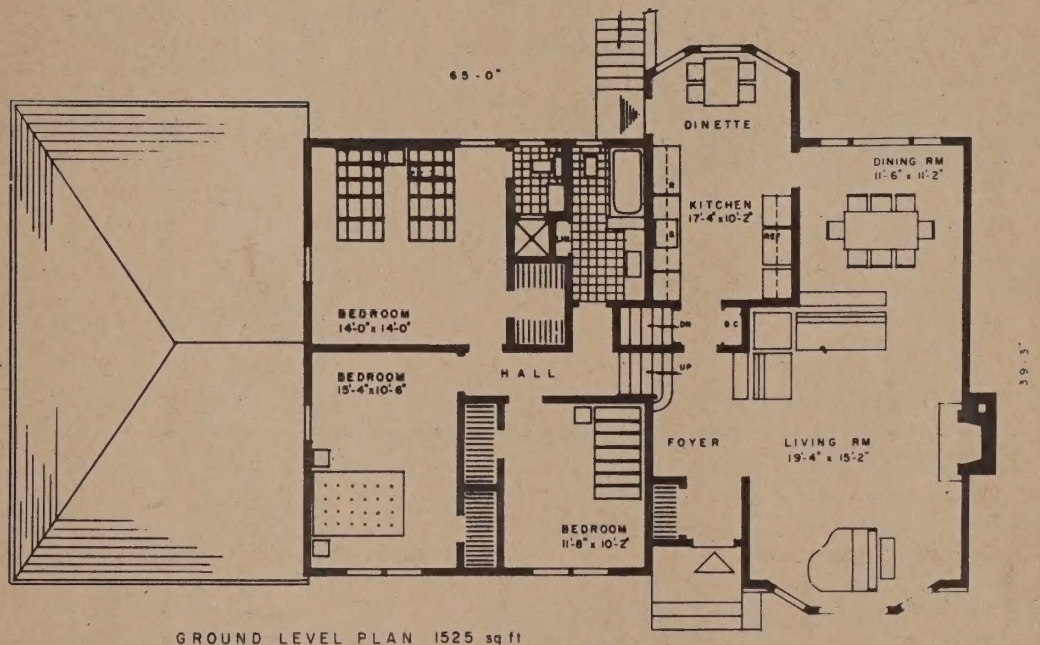


FLOOR PLAN 2210 sq ft

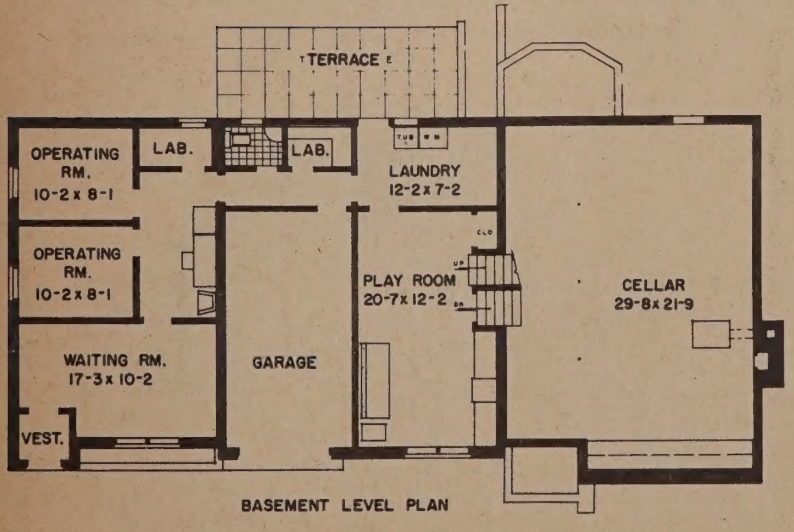
Do you want to build this home in reverse from the way it is shown? Many of the homes in this book are available in reverse. However, when not so available, Associated Plan Service Inc. will supply backward prints of no extra charge. These are printed on white paper and sent together with the regular blueprints. They are all a competent builder usually needs for reverse construction.



the *Lockwood*



GROUND LEVEL PLAN 1525 sq ft

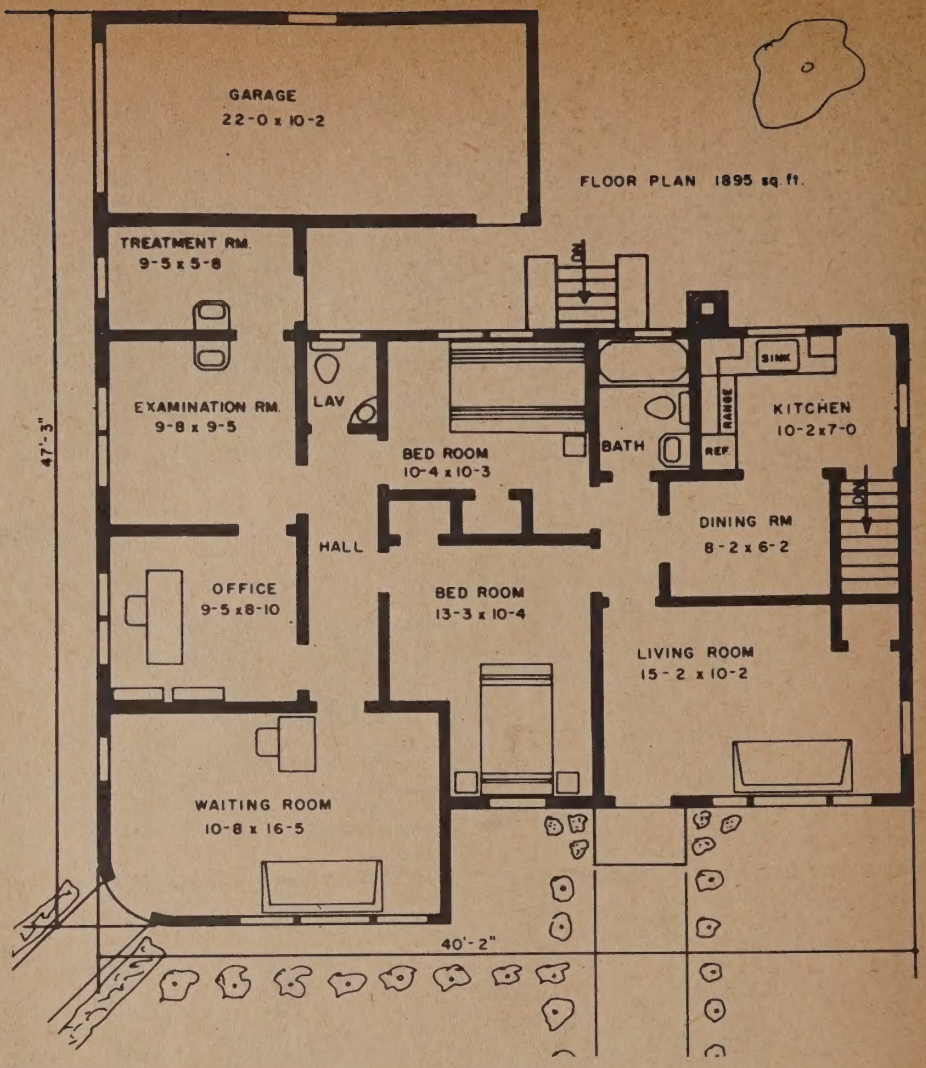


BASEMENT LEVEL PLAN

This design in Architect Foster's unique portfolio of homes is ideal for a professional man. His suite of offices are in a separate wing to the left of the garage. Here the space is shown as it might be divided for a physician, in fact, as it was originally built. There are any number of ways that this 30 ft. by 18 ft. area can be divided to fit professional needs. On the other side of the garage is a big Kentiled room for family recreation and behind it a laundry. The rest of the living quarters are up seven steps. You land at the main entrance foyer. On this level is the impressive thirty foot living-dining area, and the kitchen with a windowed dinette for the informal meal. Then up a few more steps, three bedrooms and two baths complete the sleeping level.

Associated Plan Service Inc. is the outlet through which leading architects all over the country make their work available to those families unable to obtain architectural services. *See page 63.*

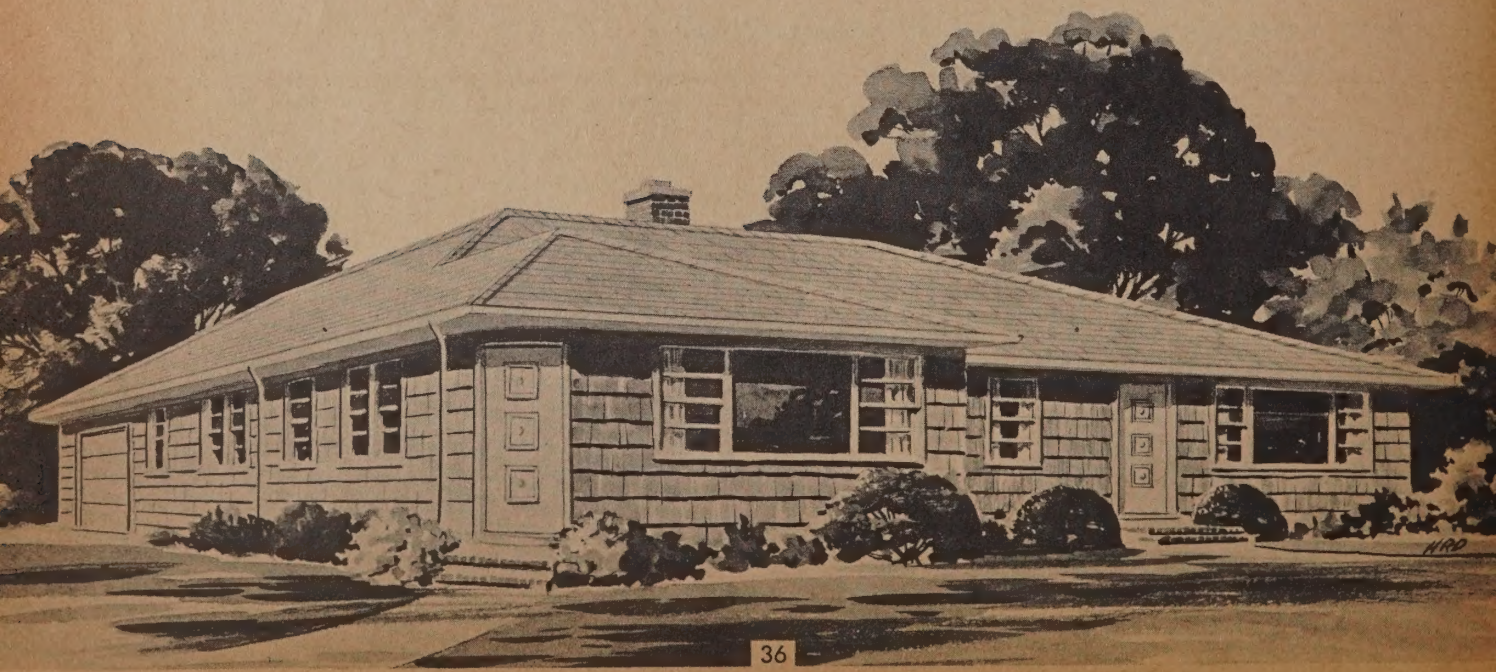
the *Mitchell*

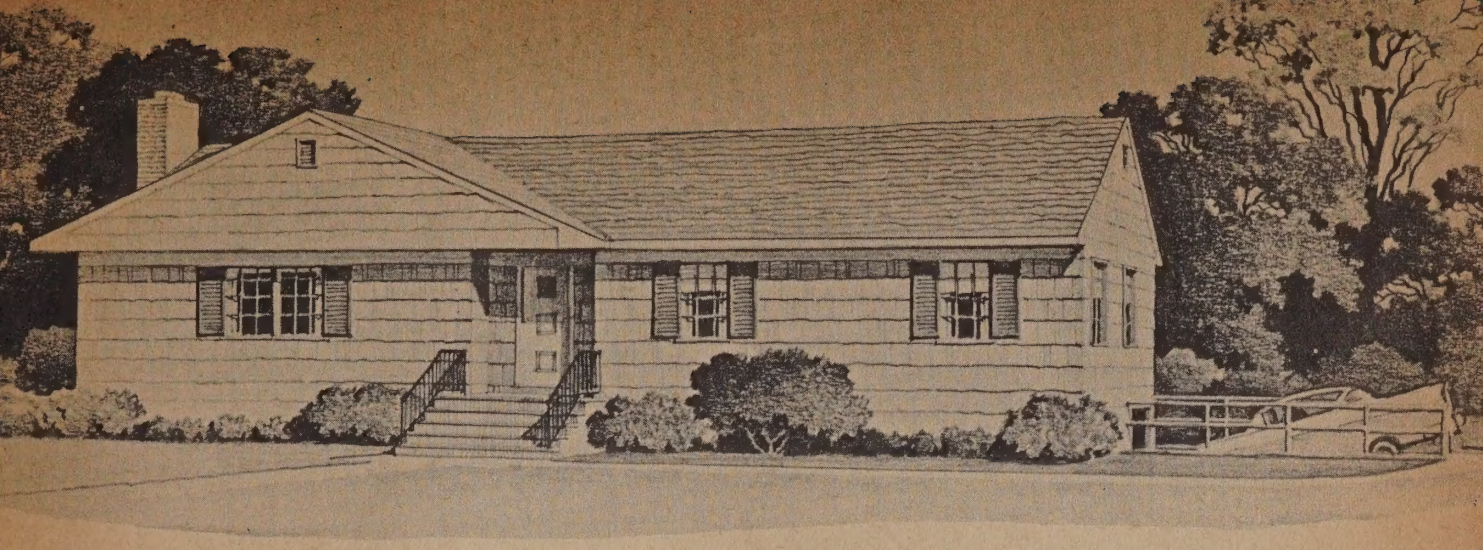


It is sometimes necessary for a professional man's office to exceed his home in investment and space requirements. When this is the case care must be taken to strike a balance that will not detract from office efficiency or home comfort.

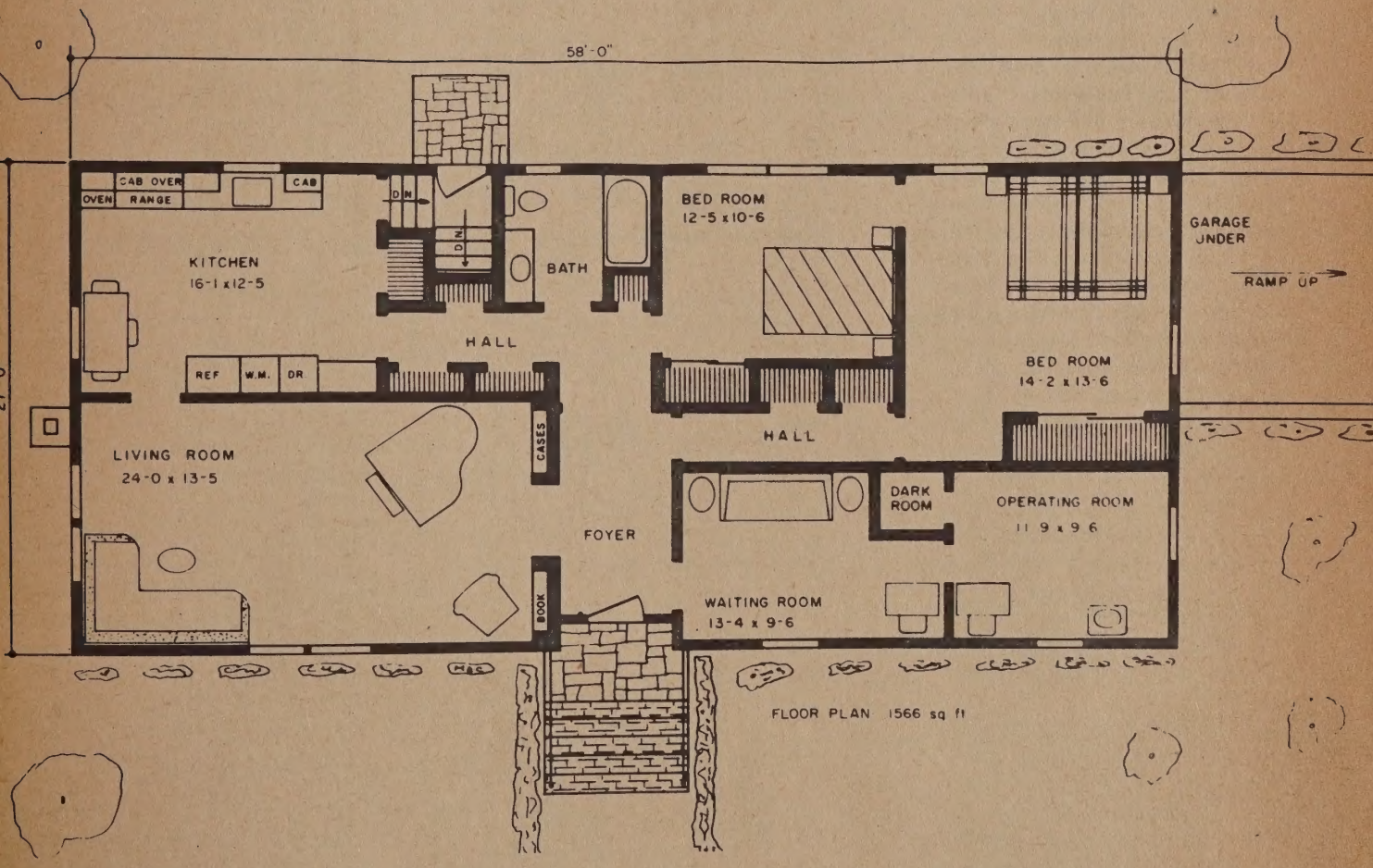
In the Mitchell, the doctor can borrow the use of either or both of the bedrooms for patient use if required. Likewise the bedrooms can borrow the use of the office lavatory. Besides the large waiting room, which is slightly bigger than the living room of the home, the office contains three examining or treating roomettes. There is a basement under the home but not under the office. The garage with a lanai-type breezeway in the rear.

Amateur photographers are invited to submit snapshots of their new home. If you decide to build one of the homes in this book, take progress photos starting with the site before construction, using the same vantage point as the house grows. Payment will be made for all such photos accepted for publication.





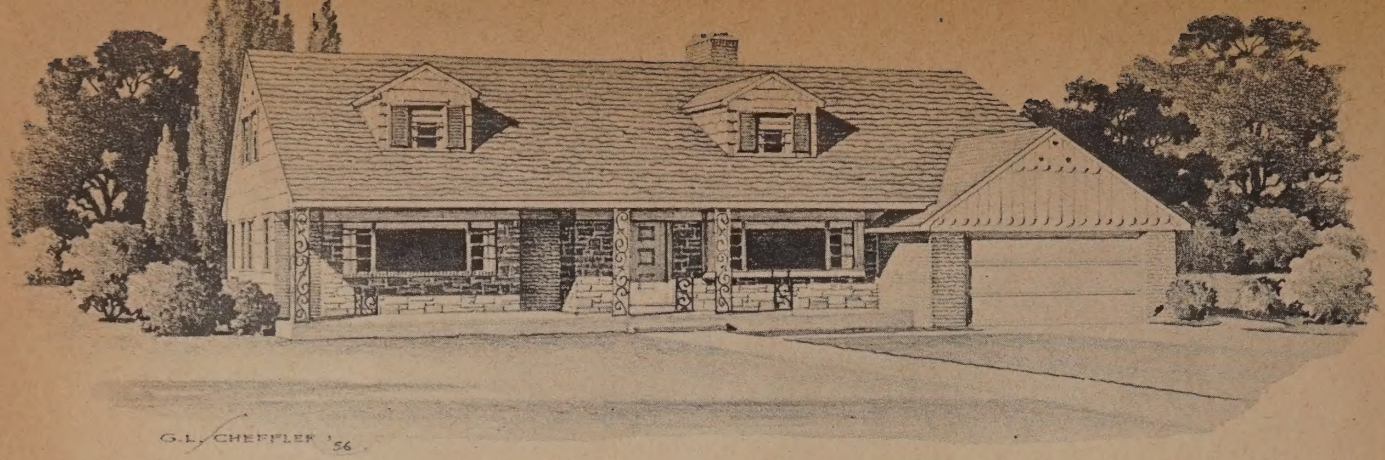
the *Matthews*



Blueprints for the Matthews call for offices as shown. However, your local architect or builder can help you re-divide its space to suit your professional needs. *See Page 62.*

A dentist's or doctor's office need not have a separate entrance. If properly planned, it can permit patients to enter the main door and be guided naturally at that point in the proper direction. In the foyer of the Matthews, a dwarf partition with gate or merely a piece of furniture turned in an indicative manner during office hours will serve to prevent patients from entering the living room instead of the waiting room.

This economical home has, besides the two-room office, a spacious living room, kitchen-dining room and two connecting bedrooms—all on its one floor. The garage is in the basement where also is found more space you can develop into recreational facilities.



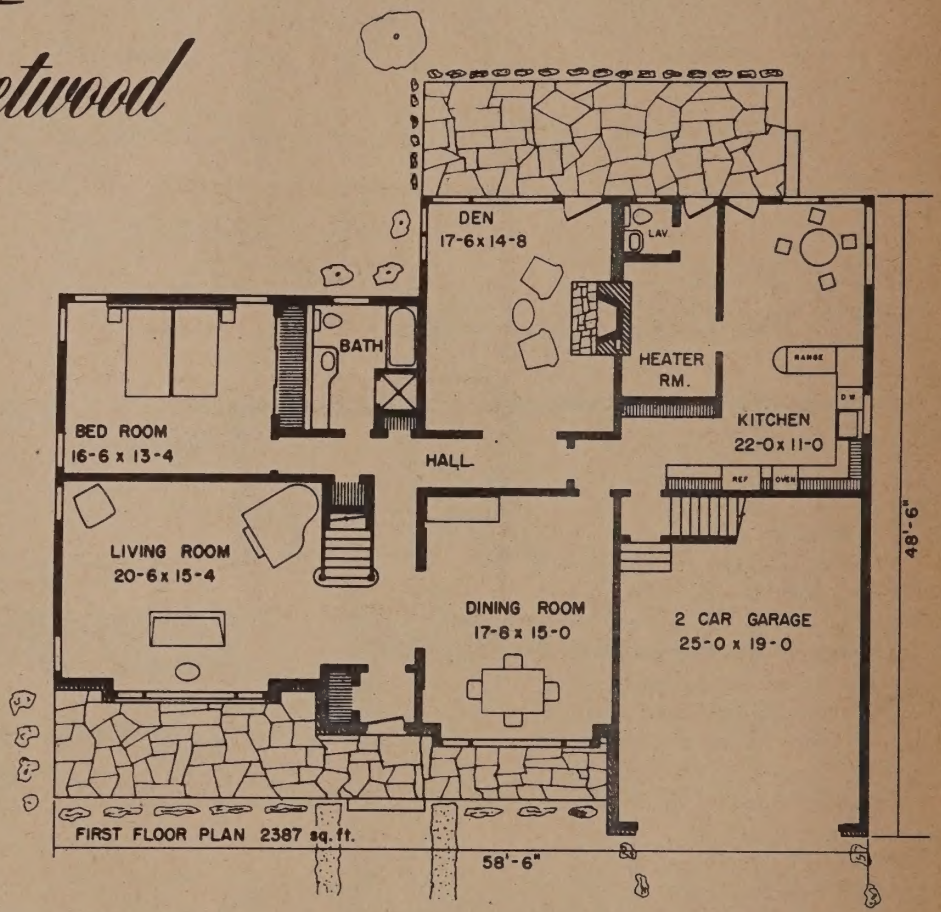
the *Fleetwood*

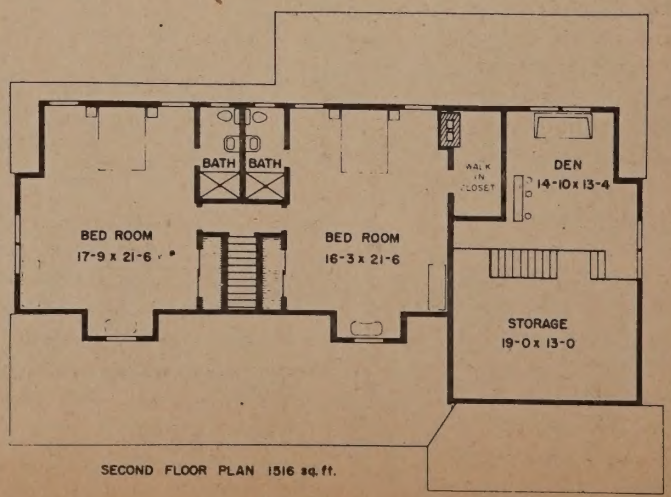
Many professional men require offices that do not have a public entrance. The purpose of their office is to provide complete privacy away from household activity —a place where they can write, paint, design or express whatever creative talent their pursuit entails. It is essential that such office is not just another room in the house. The temptations to interrupt the work and for others to knock on the door are far too numerous. The office must be completely separated from the house.

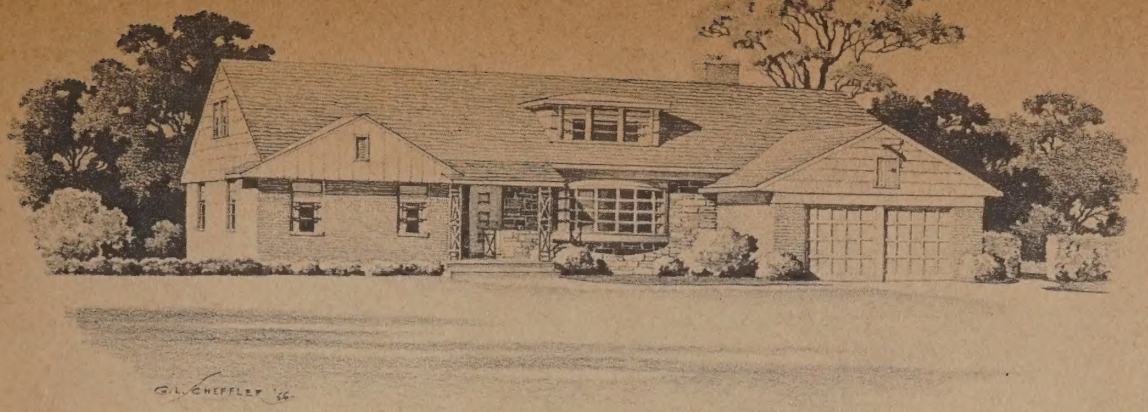
In the Fleetwood, this is effectively accomplished by placing the office or studio upstairs and giving it a private stairway reached only from the garage. Actually the office is not above the garage; it is on the second floor of the house but in no way connected to the other rooms on that floor. In fact, the chimney stack and a storage room are used to increase sound protection.

The Fleetwood is a charming home with spacious living room, dining room, hearth room, kitchen, breakfast room and bedroom on the first floor. There is also a bathroom that has both a tub and a stall shower. Up the main stairway there are two more bedrooms each with its private bathroom. Note the very large size of the sleeping rooms and their splendid lighting and ventilation.

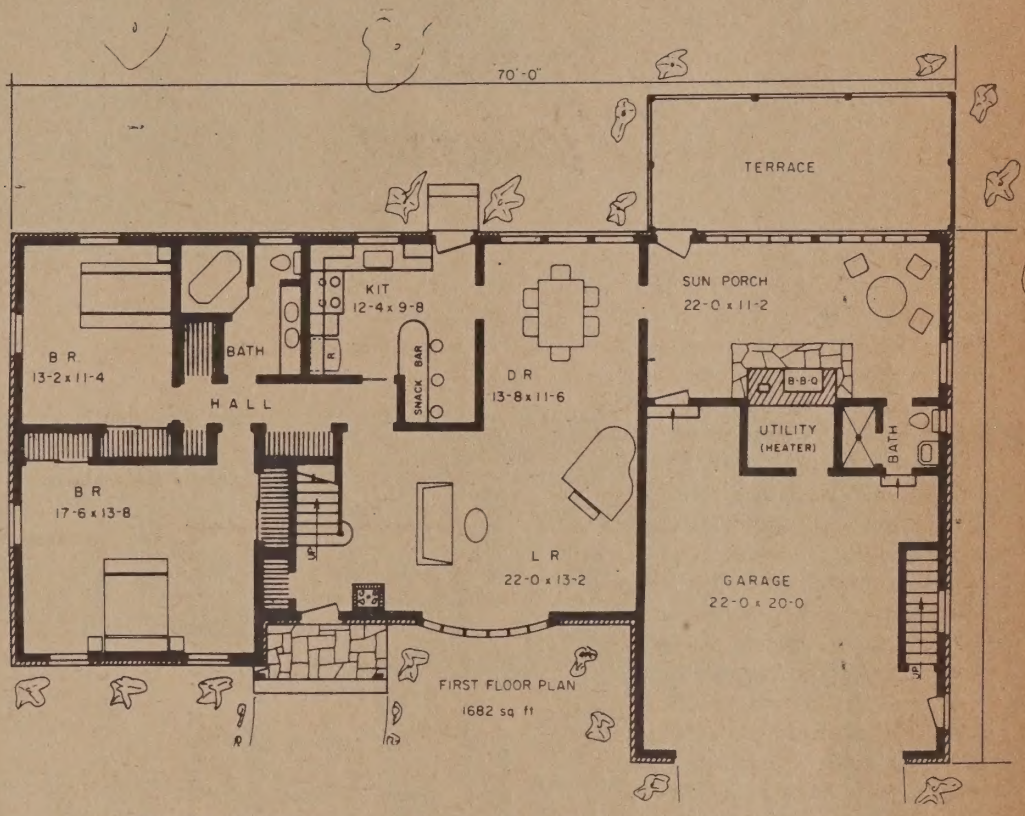
Special mention is deserved by the heater room which contains a lavatory accessible to rear flagstone patio.







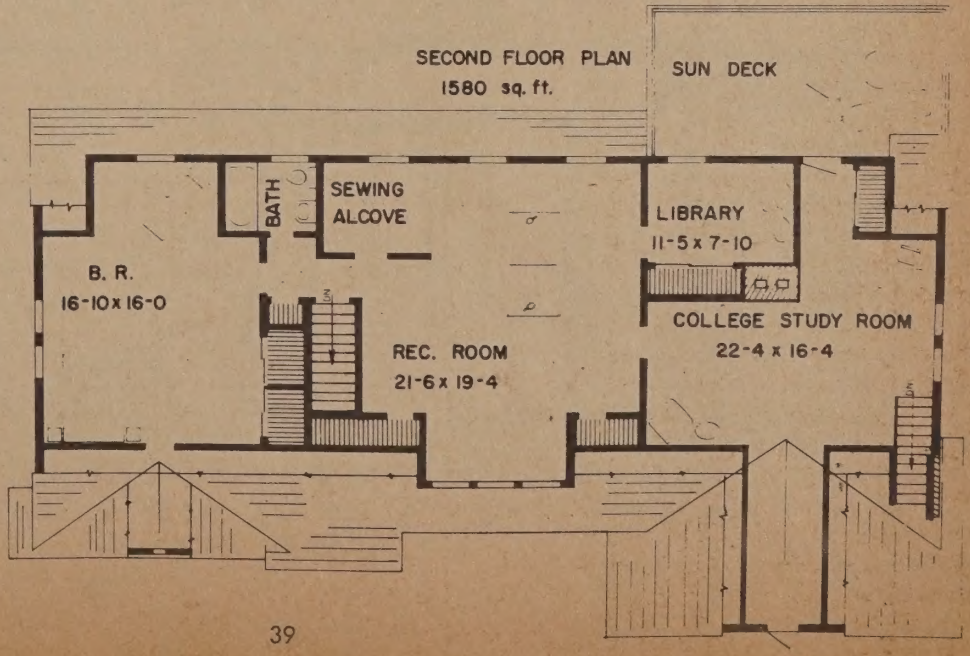
the *Marquis*

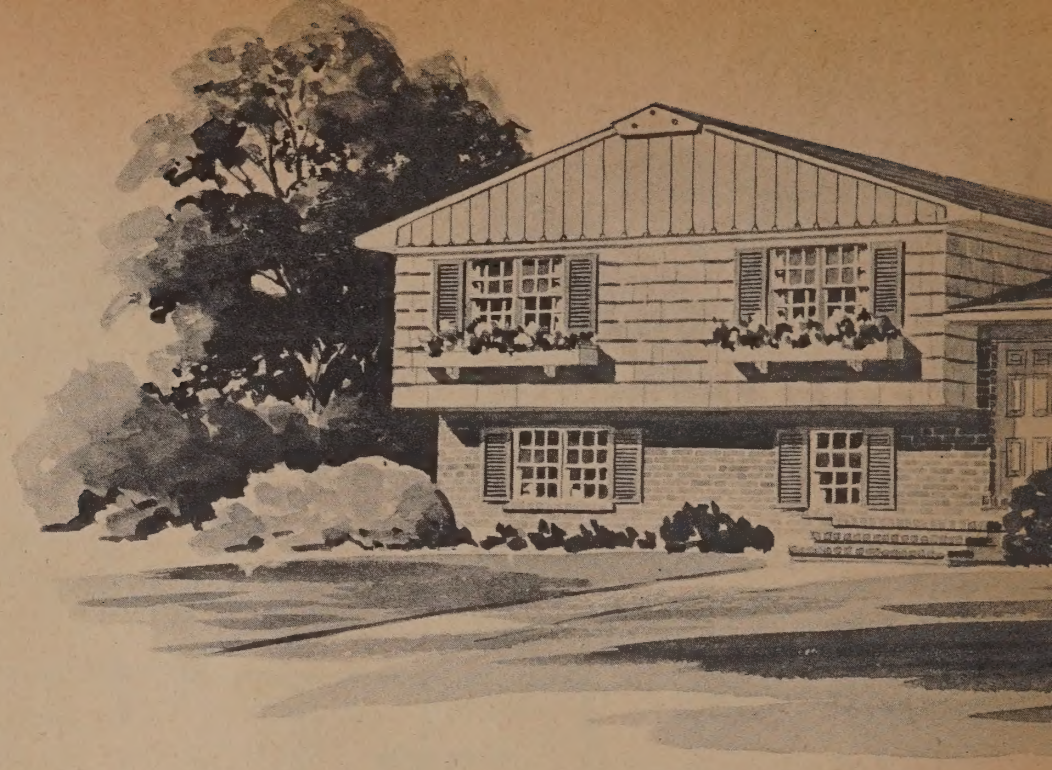


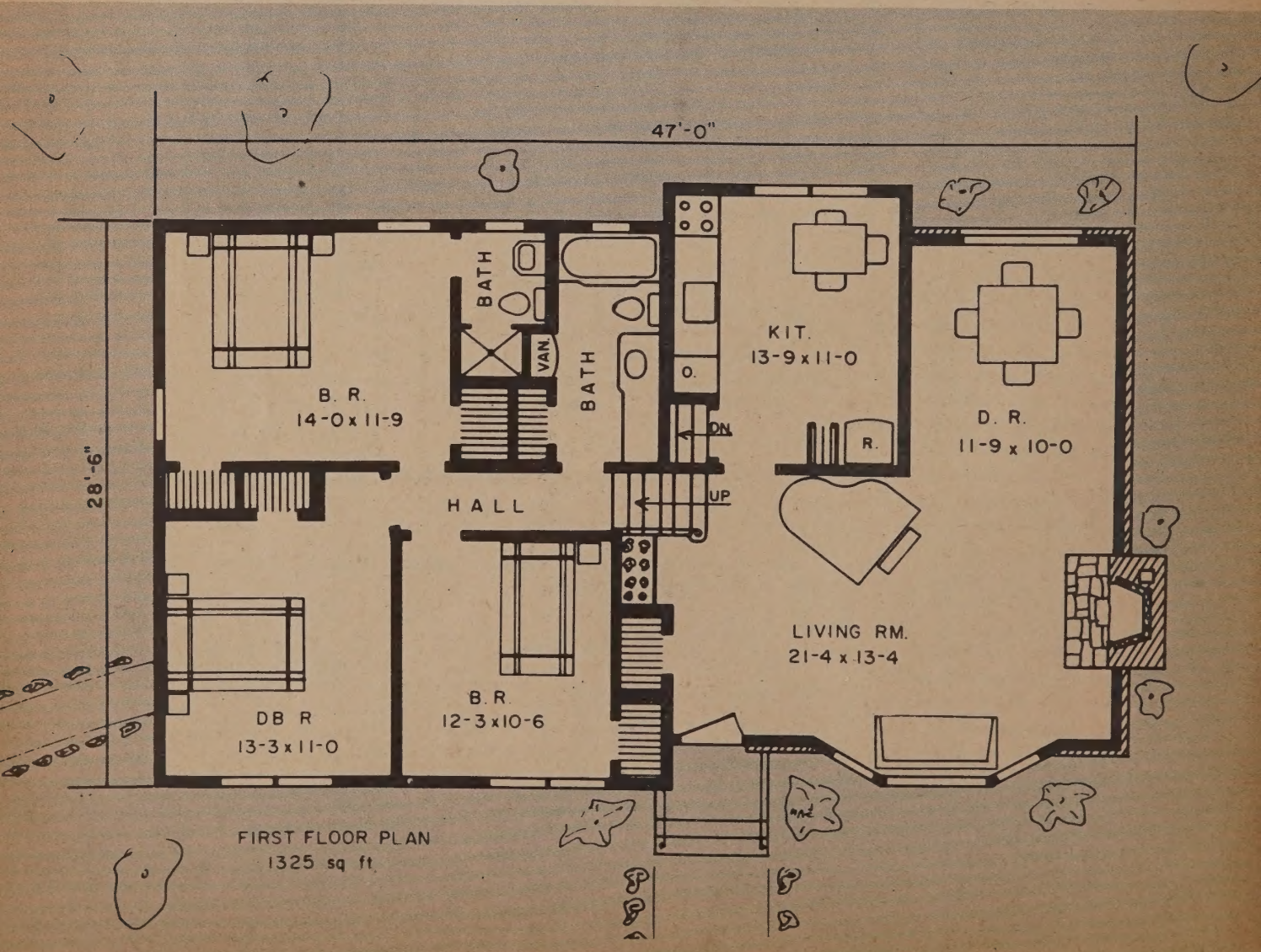
Where a writer, artist, sculptor, etc. desires with his home a place where he can retreat for concentrated uninterrupted effort, the Marquis affords an excellent solution. Part of the second floor has been allocated to his purposes. It can be reached by a separate stairway in the garage or up the main stairway and across a recreation room. His studio consists of a 20 foot room with an alcove to exterior-batten door over the garage for possible use in light receiving or shipping if materials are involved. There is also a sun porch in the rear to take advantage of favorable weather.

The Marquis has two bedrooms downstairs and one more upstairs. There is a living room on each floor and a bathroom on each floor. An extra attraction is the sun porch—an all weather room with a barbecue fireplace and doorway out to a covered terrace. All in all a stunning home and office with broad possibilities.

Breathe life into your new home with a tasteful color scheme. Associated's color expert, Marie Francis, has designed a color kit which makes the selection of a beautiful color scheme as easy as it is fun. *See page 62.*







FIRST FLOOR PLAN
1325 sq ft

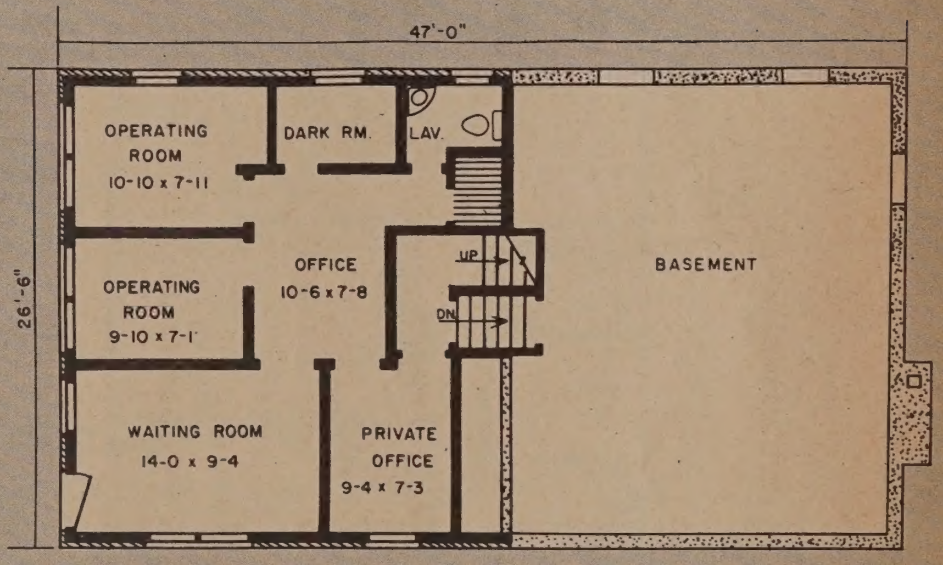
the *Edgemere*

The popularity of the split-level plan is due to the dividend of extra livable space created below the raised bedroom level. This space is often devoted to a garage and a second living room. However many professional men have found this plan ideally suited for their combination home and office. Each is quite private from the other as they are on separate levels and have separate outside entrances.

Blueprints for the Edgemere call for the division of the ground floor area into waiting room, two offices, two consulting or operating rooms, storage and lavatory. Down seven steps is the basement and additional storage space.

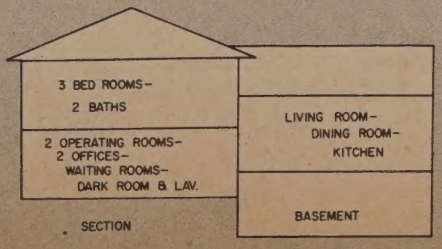
Up five steps is the main living area, spacious and pleasantly designed. The sleeping area is up seven more steps, quietly secluded from everything else. There are three bedrooms and two bathrooms.

Those desiring a garage can place it on the outside wall adjacent to the living room.



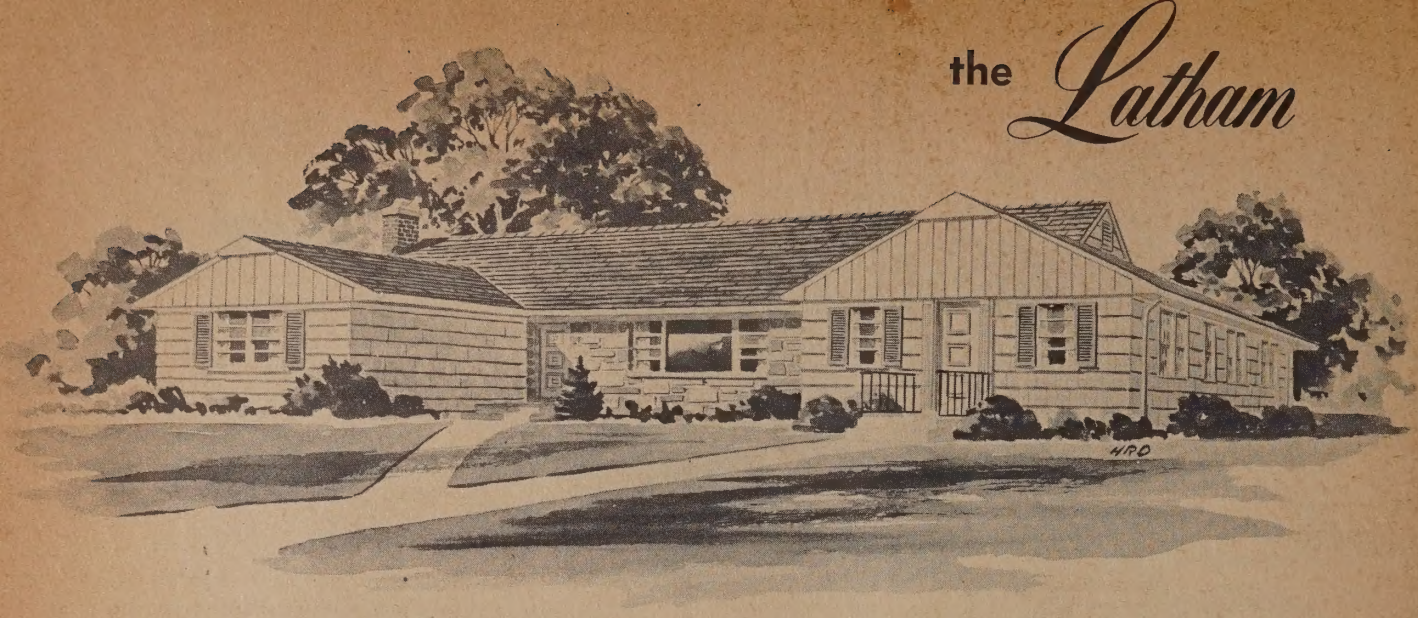
LOWER FLOOR PLAN 650 sq. ft.

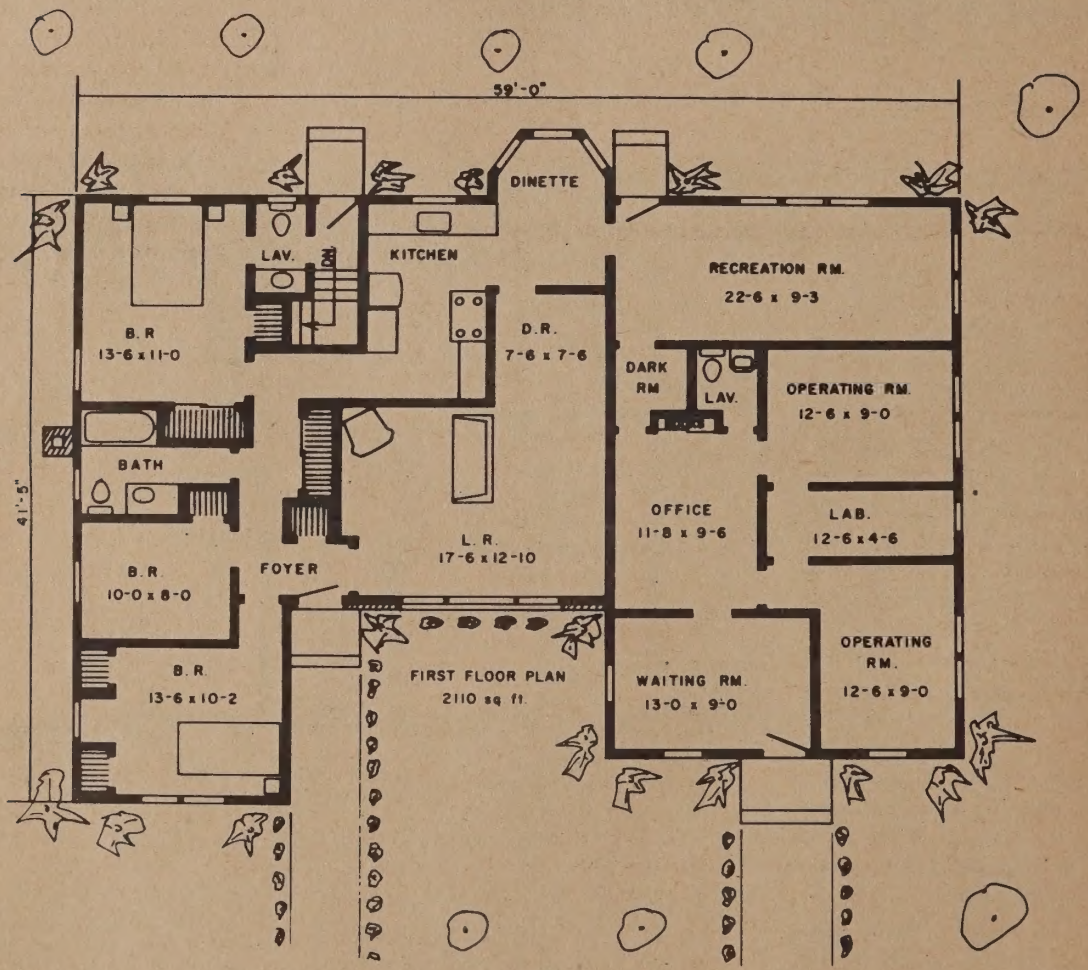
The blueprints for the Edgemere contain all the details and specifications necessary to complete physicians' office as shown. If different use is desired, take the plans to your local architect who will re-design this space to suit your specific needs.



SECTION

the *Latham*





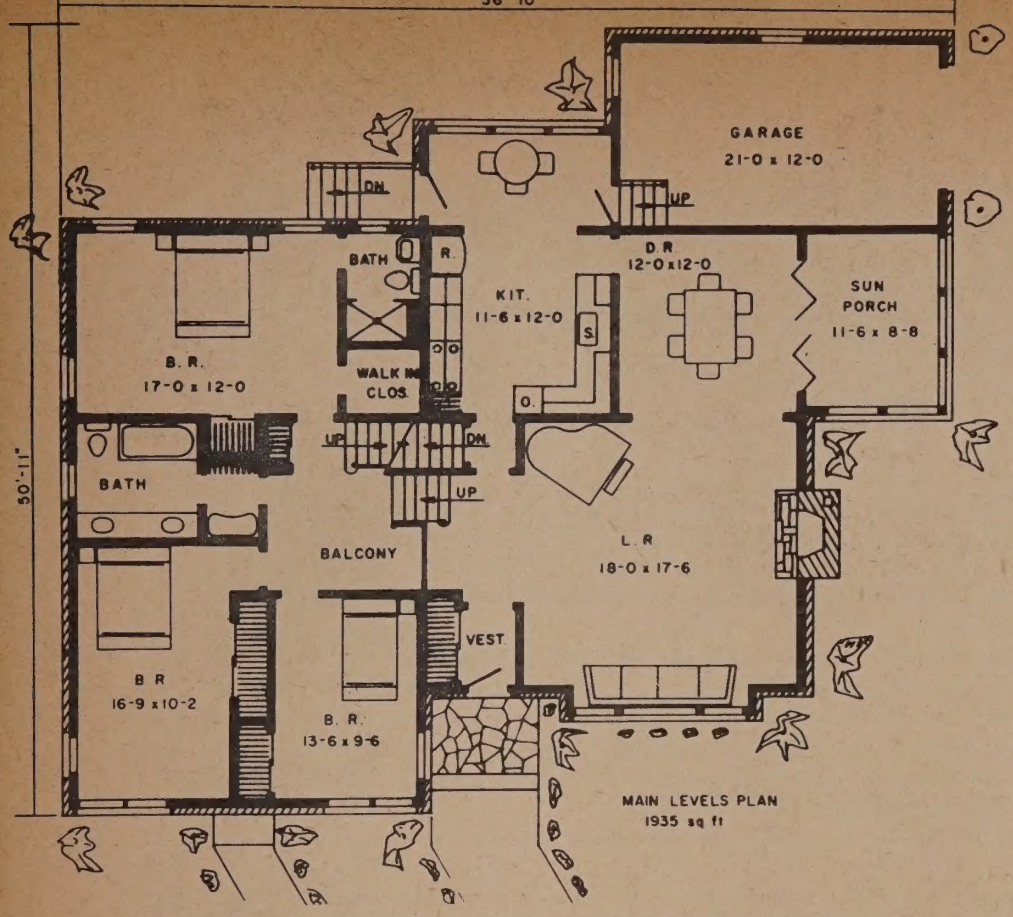
Designing a doctor's office is a specialized architectural problem. Interiors must be durably finished in materials that can be kept sanitary. Electrical work, hardware, plumbing and insulation must accomplish the needs of the doctor in his waiting room, operating room, laboratory, and dark room. For instance in the Latham's offices, architect Foster has the proper electrical circuits to service laboratory equipment. Buzzers, telephone, door chimes are properly located. Floors are durable linoleum; walls and ceiling are plaster with a wood wainscot rail 2'8" high. Full thickness batts are used for soundproofing. The many sinks required in any office such as this are acid-resisting enameled cast iron.

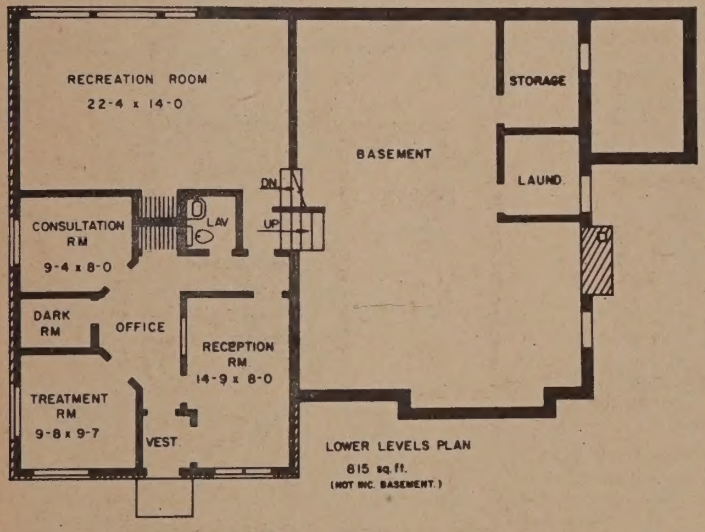
The Latham is a modest three bedroom home with living-dining room, kitchen and dinette, plus a big recreation room facing the rear. There is a basement under the home but crawl space under the office.

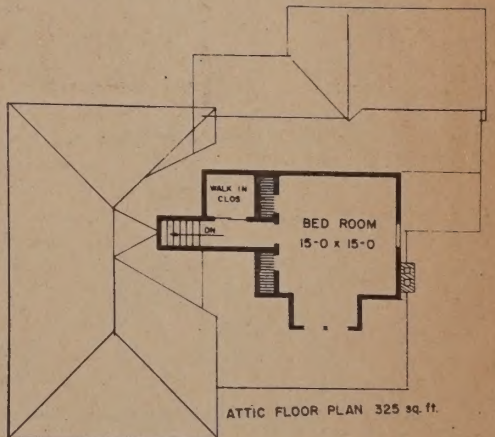
the Edwards

Here's a split-level that lends only part of its ground level for office purposes and keeps the rest for a big recreation room which is carefully insulated acoustically from the offices. The private entrance brings you into a vestibule, then a reception room. Beyond is the office that leads to a treatment room, consultation room, and dark room. There is also a lavatory and closet storage.

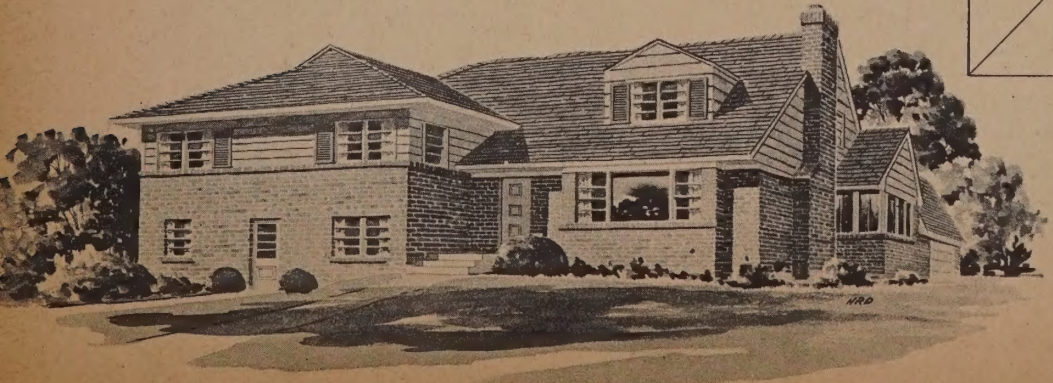
The house itself is actually on five levels. First there is the basement. Then there is the ground floor with recreation room (and offices). Third is the activity level with living room, kitchen, dining room and enclosed sun porch. Up six steps is the fourth level, the sleeping area with three bedrooms and two plus bathrooms, the plus being a twin vanitory and extra primping alcove outside the hall bathroom. Finally on the fifth level is a fourth bedroom and a storage room.

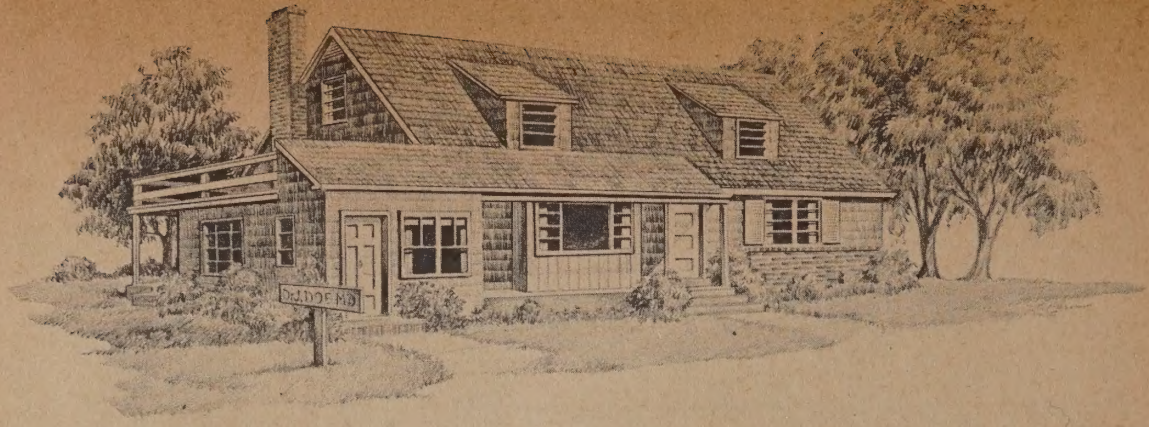






Blueprints are the seed from which your home grows. You can plant that seed to grow any of the homes in this book. *See page 62.*



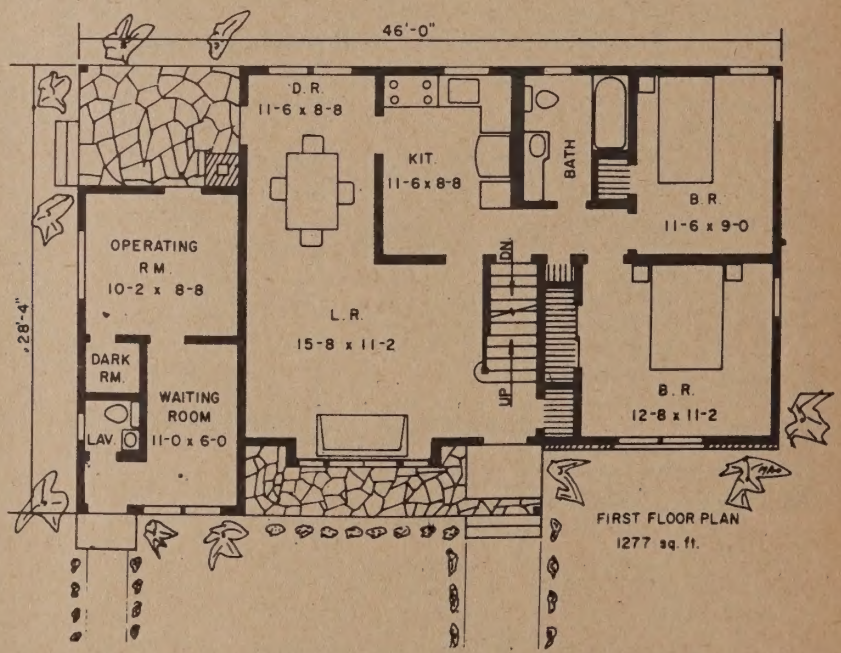


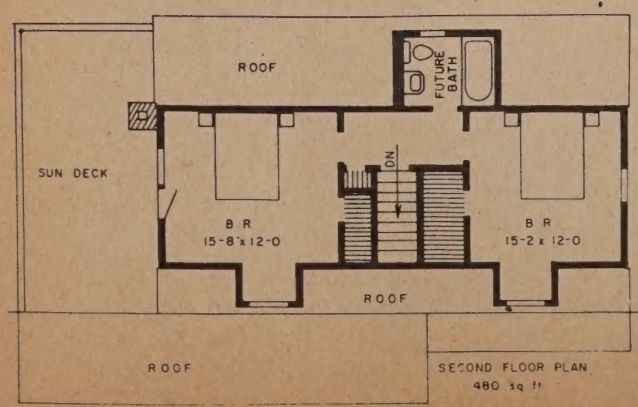
Here is how a Cape Cod with an attached garage can be transformed into a combination office and home. The garage has become the office and if you have plenty of width to your property you can add a breezeway and garage to the office side. As you can see, the normal single car garage which is usually 21 by 11 (it used to be less) can be finished into a waiting room, lavatory and treatment room including a dark room for X-ray work.

The office is completely separated from the home; the closest access between the two is via the covered terrace at the rear. This brings you into the living-dining ell. Besides the kitchen, there is also two bedrooms and a bath on this first floor. Two more bedrooms and a bath can be finished now on the second floor or postponed to a later date. When a future bath is desired it is best to bring the plumbing up now and cap it. Also it is advisable now to lay at least a catwalk of sub-flooring in the attic to enable you to get around up there without damage to insulation, ceiling, etc.

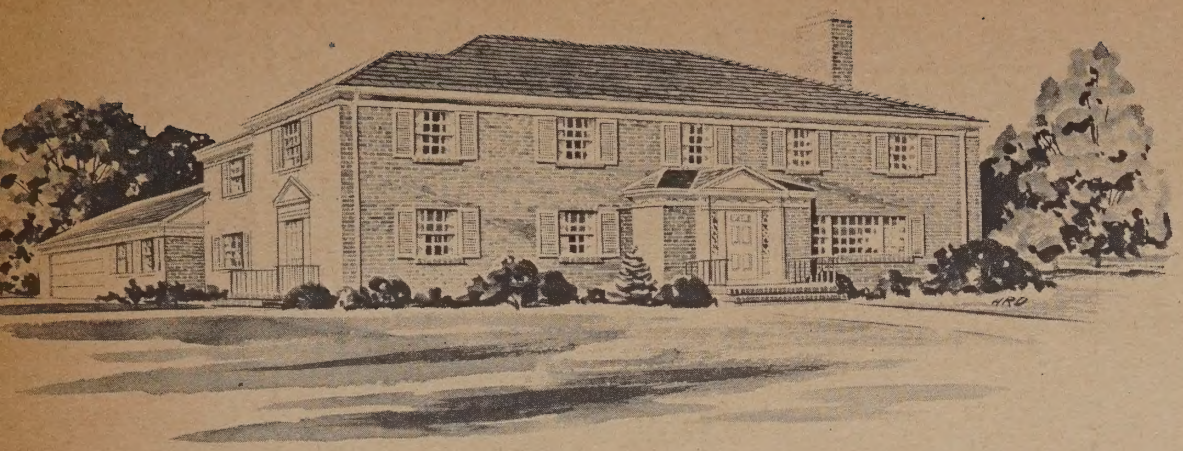
There is also a full basement in the Glen Cove which offers even more potentially useful space.

the *Glen Cove*

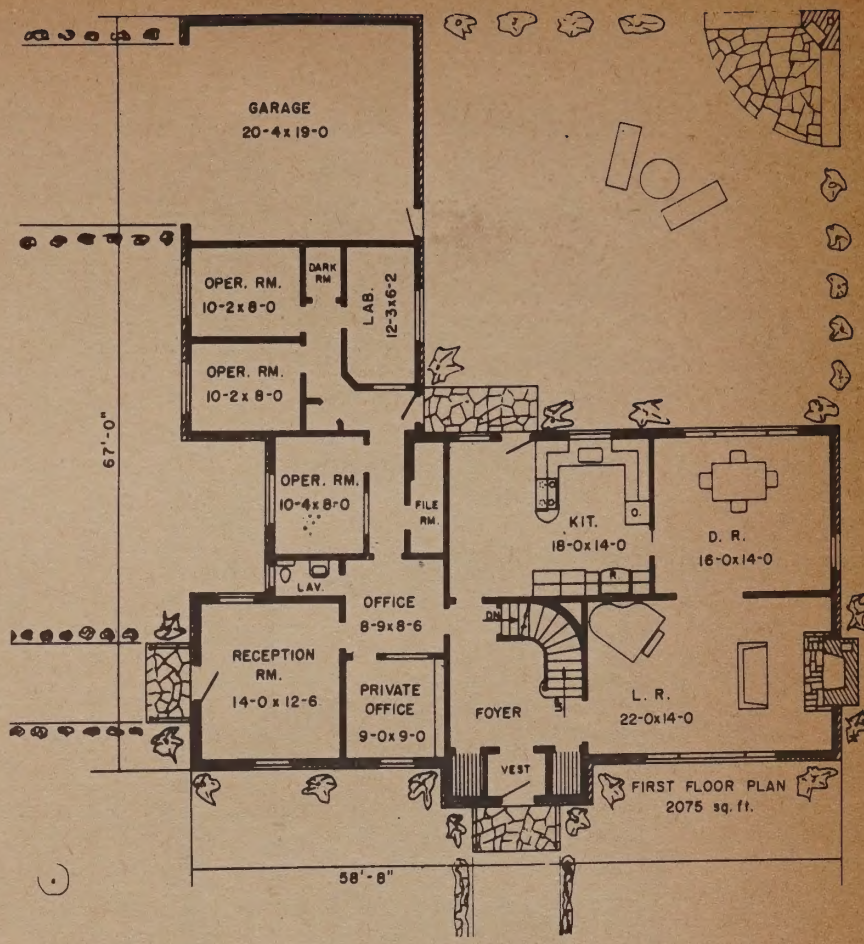


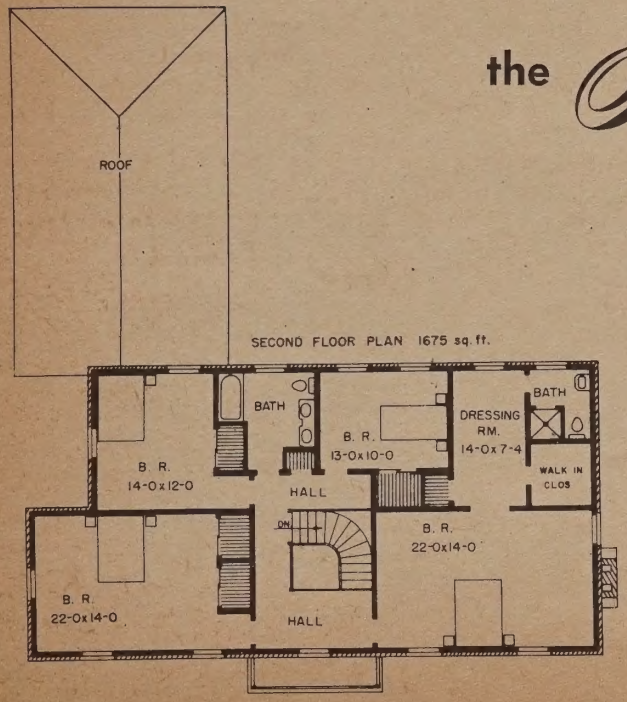


Blueprints for the Glen Cove show how the space is divided for the doctor's or dentist's office illustrated here. However your local architect can help you partition the space to better fit your professional needs.



the *Newcastle*





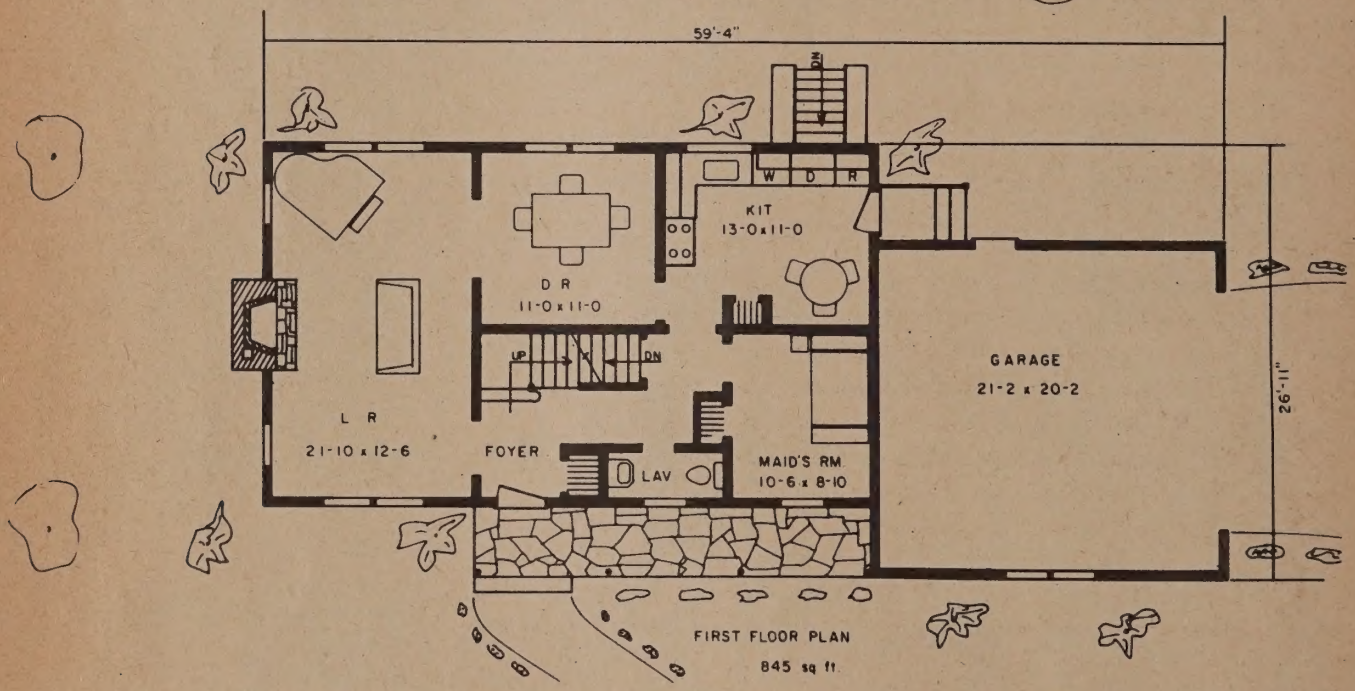
There is a regal air to the New Castle, outside and inside. In the office it's the air of a thriving medical practice. In the home it's comfort and spaciousness.

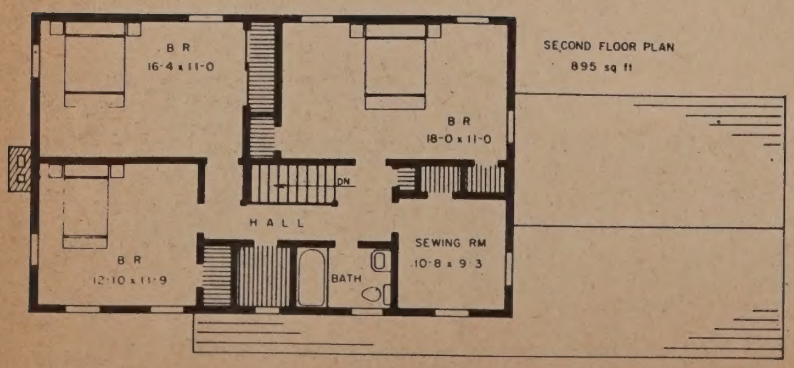
The office is entered at the side. It consists of seven rooms and is larger than many homes. Besides the reception room, there's a private office, business office, three treatment rooms and a lab. A lavatory, record's closet, dark room and other storage facilities make this a complete unit.

If you enter the house you are immediately impressed by the broad entry hall, twin guest closets and winding stairway. To the right is the fireplaced living room, the separate dining room, and ample kitchen. Upstairs are four spacious bedrooms and two bathrooms. The master bedroom has a private dressing room with two closets.

With office and garage entered from the left side a corner plot would work very nicely but is not mandatory.

the Hedge Row





Where only one consultation, treatment room or office is required it is possible to combine it with the home if the plan is of conventional two-story design with a maid's room or library close to the front door. For example, the Hedge Row living room can be closed by curtain track and with the kitchen door closed, the foyer leads nought but to the office. There is the added convenience of a lavatory close at hand. Agreed this is a small office but nevertheless a private and useful one. There is ample insulation from living room, dining room and kitchen activities, while the three sleeping rooms are upstairs by themselves. Extra features of this commodious home are a full basement, a sewing room, breakfast corner and over-sized two-car garage.

HOW TO BUILD A MODEST HOME WITH BIG FEATURES

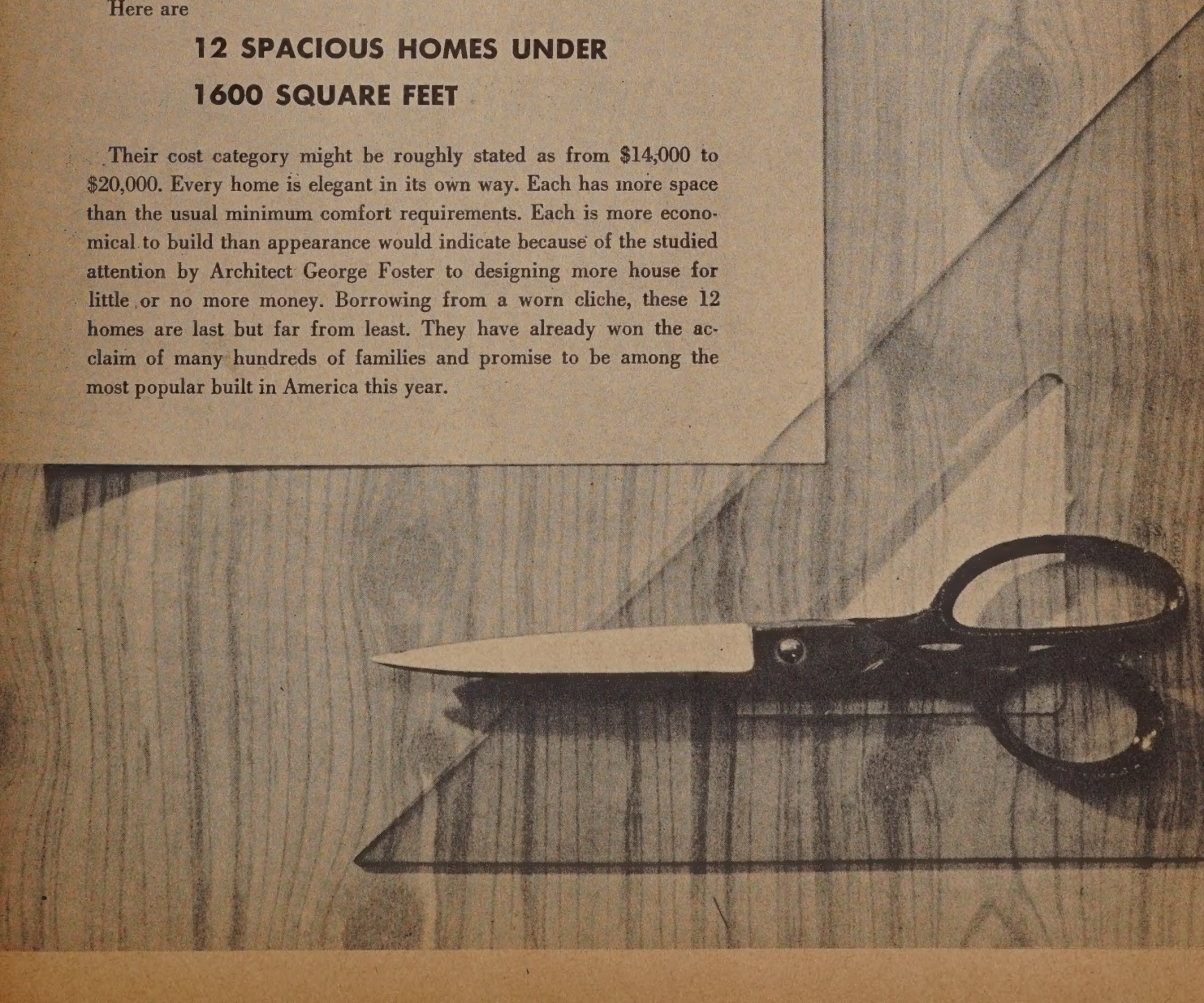
Perhaps this section of the book should have come first instead of last. It is pretty hard to buy a $75 suit of clothes after you have seen the store's $125 and $150 selections. It will help if you remind yourself that a $75 suit can still be a garment of excellence. And so are these homes a far cry from the minimum low cost houses of the late 1940's and early 1950's.

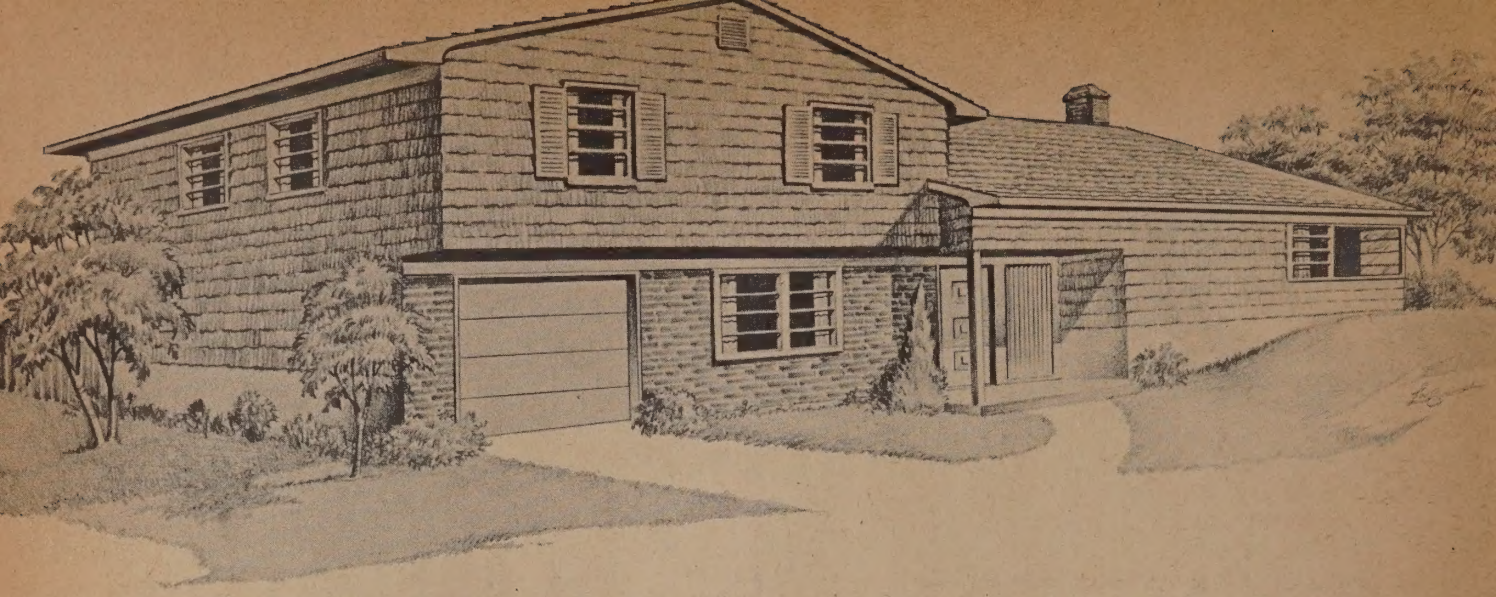
It requires greater architectural ingenuity to endow a modest home with big spacious features than one in which price is less of a factor. A second living room may have to be planned into second floor or basement layouts; a second or third bathroom may have to be omitted in favor of a powder room, an extra vanitory or a divided bathroom. But thriftiness in the allocation of space can be offset by an occasional splurge into such luxury items as a lavish covered porch, a panelled family room, walk-in closets, a double garage, country-style kitchen, extra bedroom, etc. These are the features that make your house a more spacious place in which to live, work and relax.

Here are

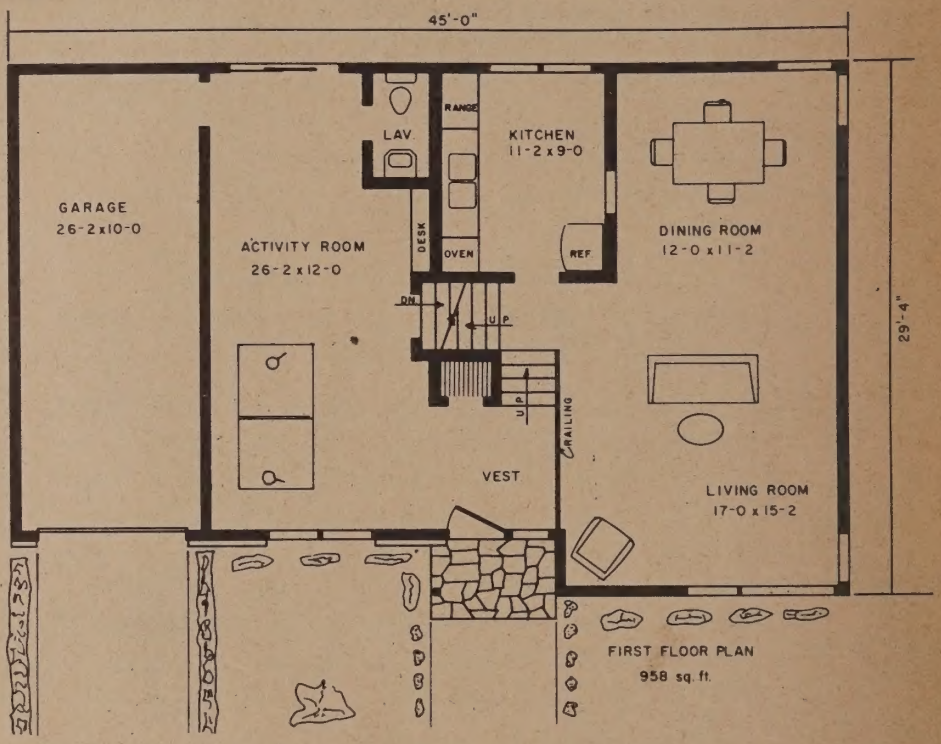
12 SPACIOUS HOMES UNDER 1600 SQUARE FEET

Their cost category might be roughly stated as from $14,000 to $20,000. Every home is elegant in its own way. Each has more space than the usual minimum comfort requirements. Each is more economical to build than appearance would indicate because of the studied attention by Architect George Foster to designing more house for little or no more money. Borrowing from a worn cliche, these 12 homes are last but far from least. They have already won the acclaim of many hundreds of families and promise to be among the most popular built in America this year.





To add even more spaciousness to an already impressive design, Architect Foster has devised a unique ground floor entry that both lends and borrows space. Its lofty 11 foot ceiling is an extension of the ceiling of the living room up five steps on a higher level. Its vinyl tile floor is an extension of the family activity room at garage level. This latter is a beautiful 25 foot all purpose room that opens to the rear terrace through sliding glass doors. Glass, too, may be used at the balcony wall in the dramatic entry—as a floor-to-ceiling partition or as a railing. A dining area adds to the living room size on this level. Up seven steps are three bedrooms, discreetly private, abundantly closeted and loyally served by two full bathrooms.

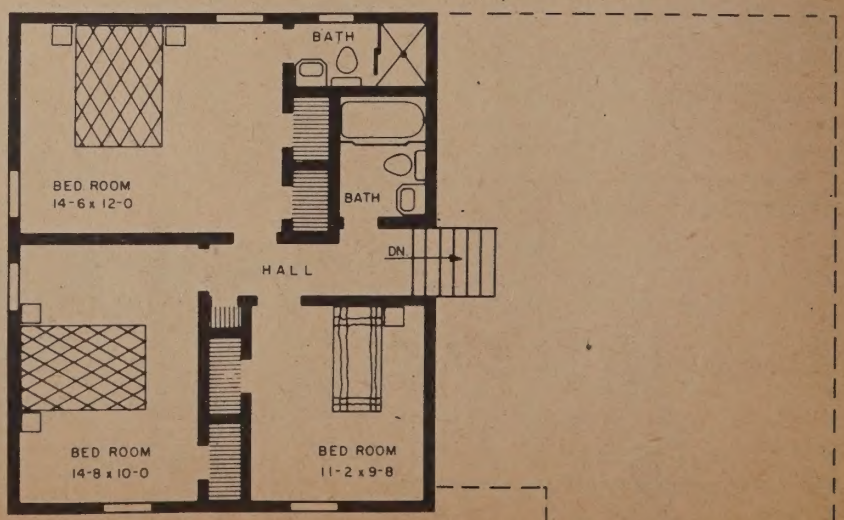


FIRST FLOOR PLAN
958 sq. ft.

the *Briarwood*

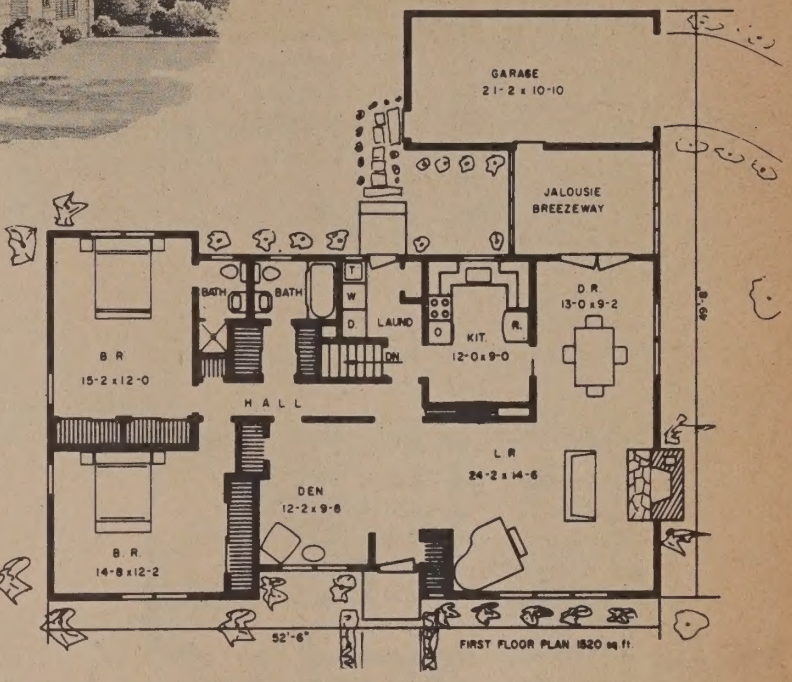
Blueprints call for a basement under the living area. This is a feature which many families may not desire and, as in the case with most plans, can be eliminated. The heater may be located instead at the rear of the garage with the chimney shifting to this location. However to insure that such a change be properly carried out by your contractor, have your local architect make the necessary changes in the blueprints.

See page 62.



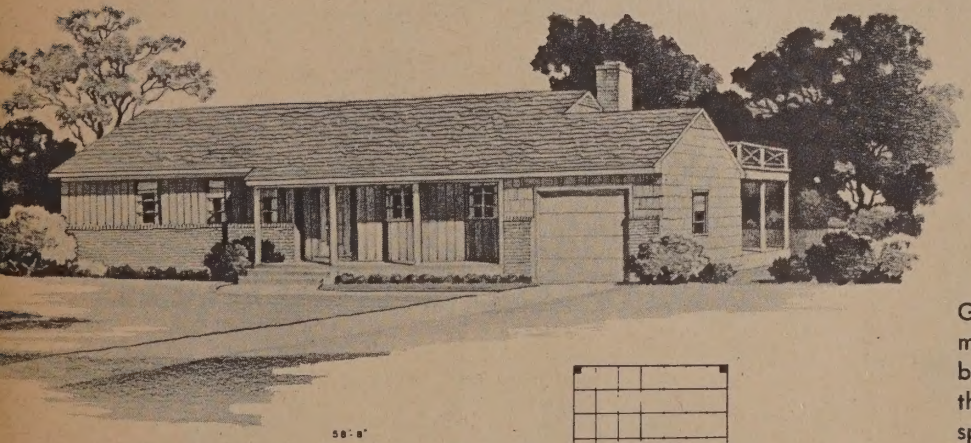
BED ROOM FLOOR PLAN 644 sq ft

the *Malverne*

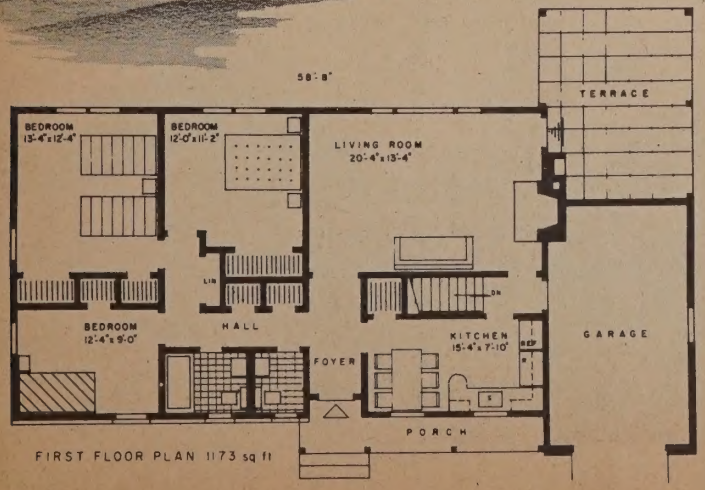


The unpretentious Malverne packs a world of comfort into its compact 1520 square feet. It is designed especially for families who prefer fewer bedrooms and more activity features. For example a den can be opened to the living room by folding back its Modernfold accordian partition and the result is 33 feet of flowing spaciousness that continues even further as it turns the corner through the dining room and on out through double glass doors to the rear breezeway. There is a separate laundry, two full bathrooms, special built-in storage cupboards, a breakfast nook and just yards and yards of sliding door closets.

Blueprints are available for all the homes in this book. They are printed from the drawings prepared under the supervision of the architect that designed the home—professional working drawings that help guarantee quality construction by accepted standards. Instructions for ordering are on page 62.



the *Bridgeton*



In the Bridgeton, Architect George G. Foster, has created a middle bracket home with higher bracket living features, such as, three bedrooms that enjoy closet spaces totaling over 18 linear feet. There are three hall closets and even a walk-in kitchen larder. The living room measures over 20 feet and faces the rear of the property. Picture the barbecue parties that can be enjoyed on the spacious screened terrace!

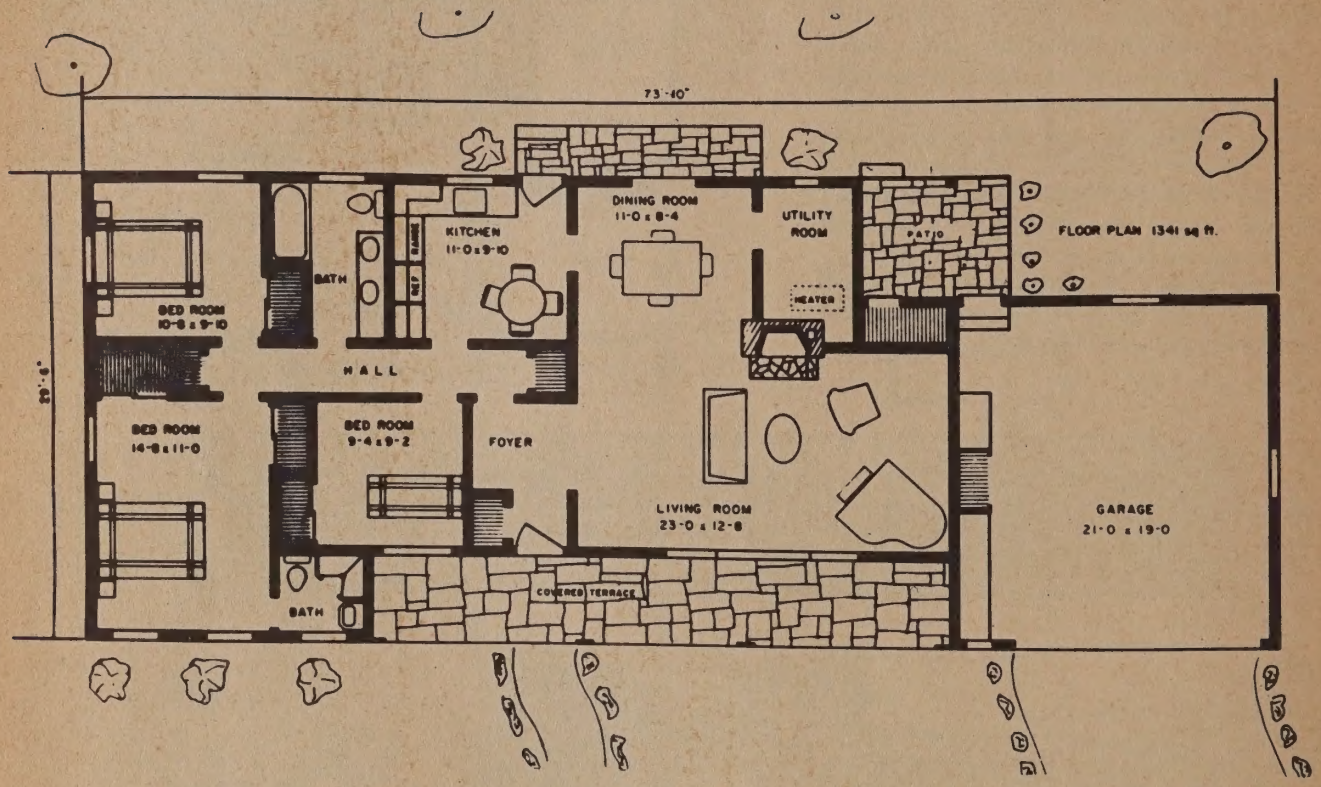
From the attached garage you can enter a small side hall that leads either to kitchen, living room, or basement. Other statistics: 1½ baths, covered front porch, vertical board and brick veneer siding.

the Waverly

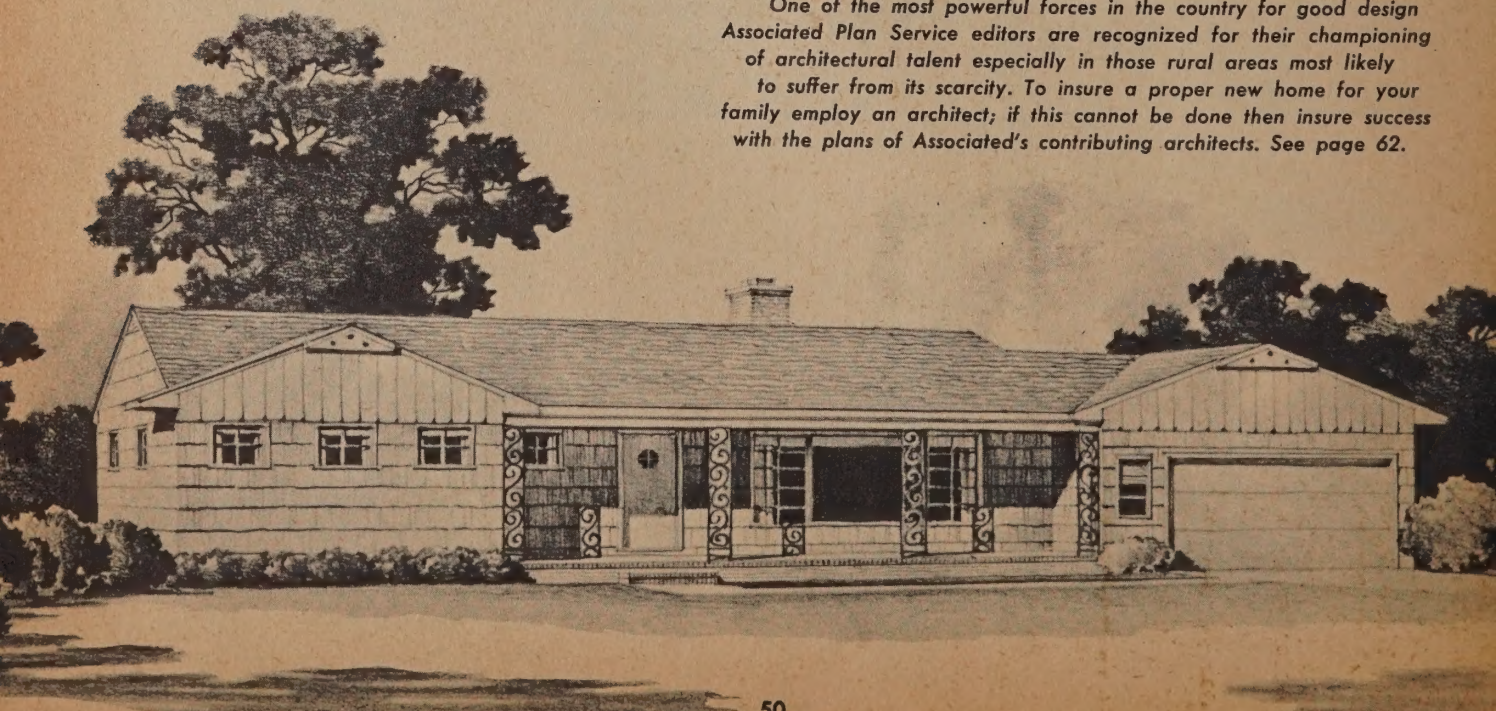
Symbolic of French influence are the wrought iron filigree posts that set off the Waverly's 35 foot entry terrace and echo the metal casement windows. But there the New Orleans flavor stops for here on the Waverly is strictly suburban ranch every one of its 73 rambling feet.

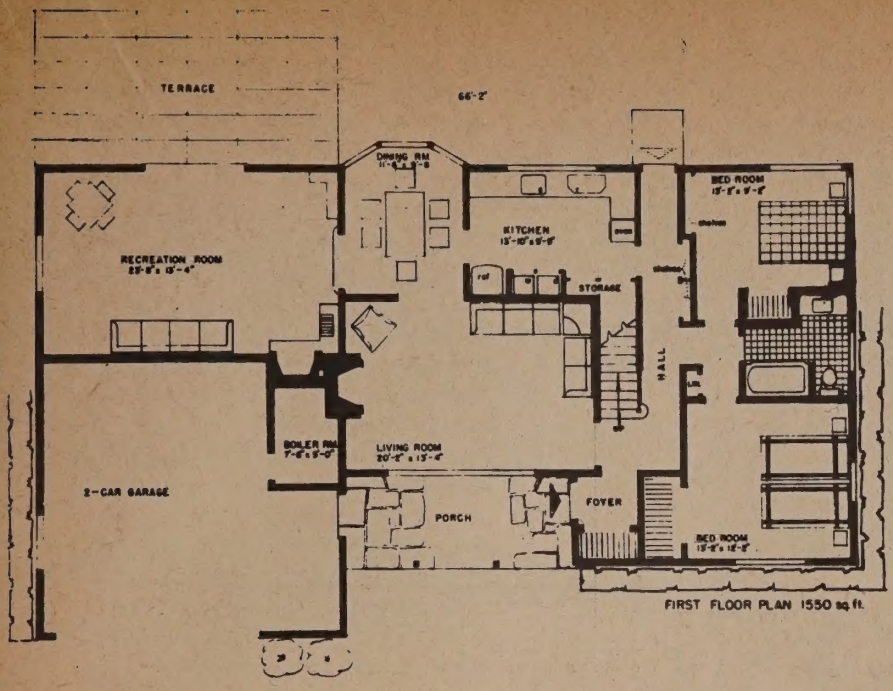
A massive wood-burning hearth sets the theme of better living that is furthered by such features as open dining ell with access to rear patio, breakfast nook in kitchen, extra closets, two bathrooms, one with twin vanitories, good sized utility room, private covered rear patio with garden tool storage facilities, and over-width garage providing work bench, cabinets and laundry.

Outfitted with elegant hardware and dramatic lighting fixtures, finished in natural pastel colors and warm materials, the Waverly comes to life to make every day in it an occasion.

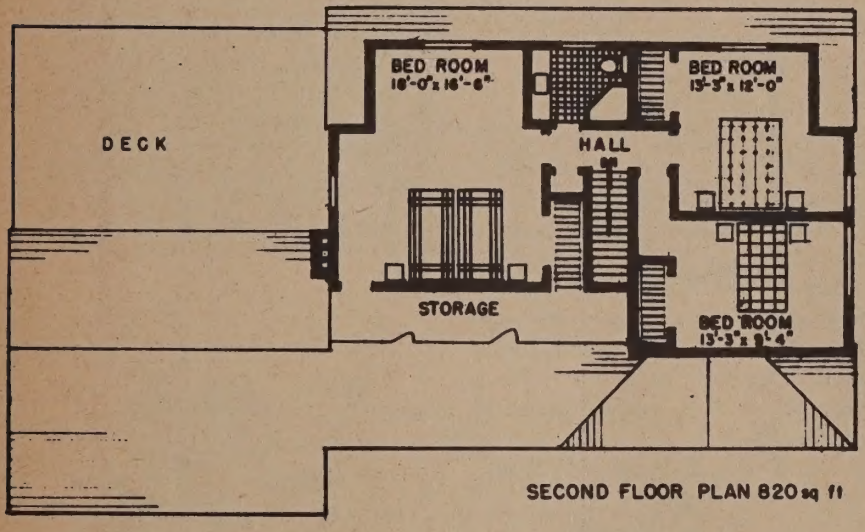


One of the most powerful forces in the country for good design Associated Plan Service editors are recognized for their championing of architectural talent especially in those rural areas most likely to suffer from its scarcity. To insure a proper new home for your family employ an architect; if this cannot be done then insure success with the plans of Associated's contributing architects. *See page 62.*

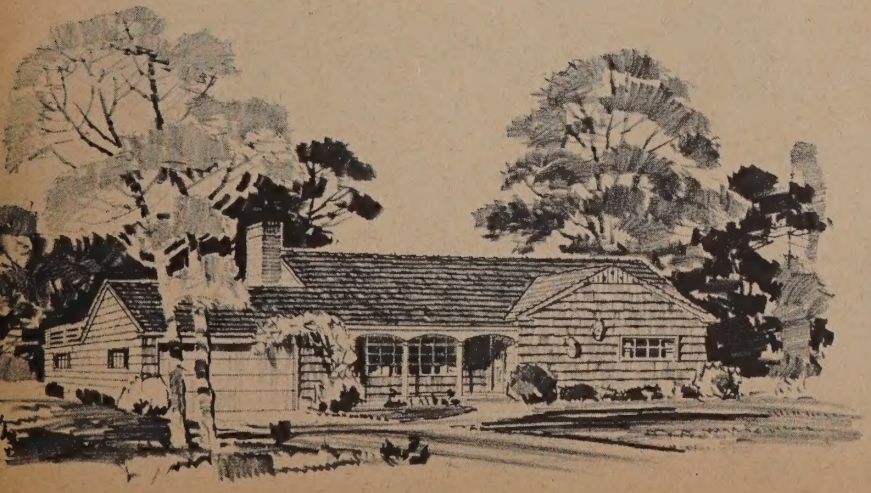




FIRST FLOOR PLAN 1550 sq ft.



SECOND FLOOR PLAN 820 sq ft

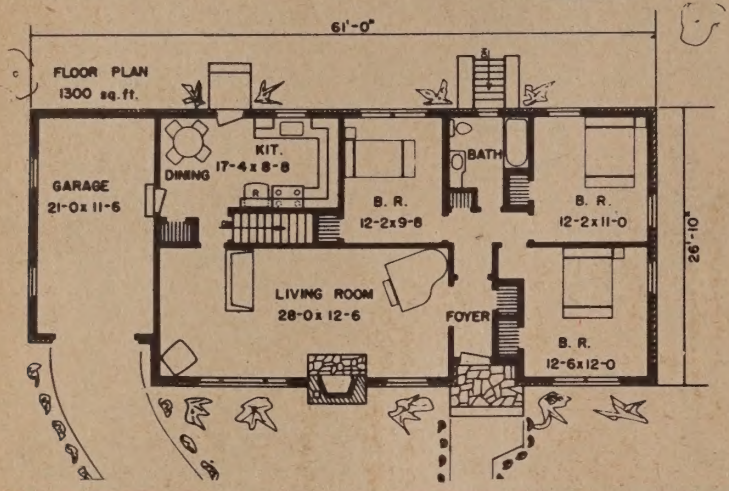


the Morgan

Colonial ranch might describe the Morgan if one must trace antecedents, but it is strictly today's home designed to give a large family the full life it seeks. Measured in rooms the count is nine; two living rooms, dining room, kitchen and five bedrooms. But room count omits such entities as storage areas —there are five downstairs alone not counting the boiler room; and bathrooms—there is one upstairs and one down. Nor does room count reflect the living features such as fireplaces—there is one in the living room and one in the recreation room; or built-ins—a whole wall of them at the first floor bedroom hallway; or that extra garage space that lets you drive in two cars though you have the lawn mower there plus the terrace furniture, screens and an assortment of what-not.

Count the rooms or read the blueprints, there's no way to really appreciate the Morgan other than to live within its embrace, to actually relax in its 23 foot recreation room for instance. Then you can walk through the wide doors out on to the terrace, look at the house in reality and count your blessings.

You can learn a lot about a house from the blueprints without any technical knowledge. There are views of all four sides, all distances are clearly dimensioned and materials specified as to types and sizes. It's easy to spot the location of light fixtures and switches, even exterior hose bibs. If you do have technical knowledge, the blueprints tell an even fuller story about rafter sizes, plumbing hook-ups, distances between ties and even such detailed items as the two-inch pitch of the concrete garage floors in the direction of the doors. Whether amateur or professional, blueprints give you a world of information.



the *Nugent*

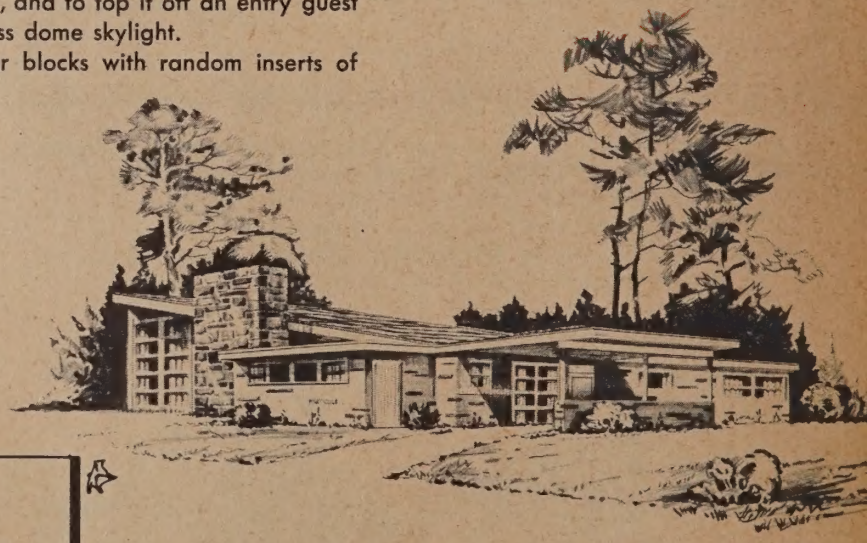
Keynote of the Nugent design is comfort. Even the house itself looks completely comfortable and at home on its site. That is one of the nice characteristics of a hipped roof and a stone chimney. This is a budget home well within the means of the average home buyer. Yet you seldom find in a home of this low price such proportions as the 28 foot living-dining room or the 17 foot country style kitchen. The garage is overlength enough to take care of even the 1970 car models at their present rate of growth. Three bedrooms, a bath and a full cellar complete this singularly likeable plan.

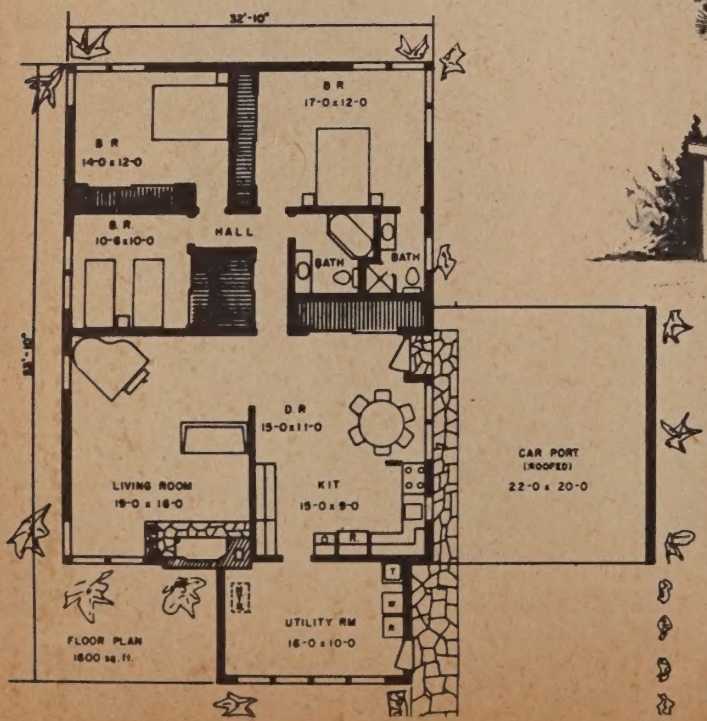
Some states and localities require that your blueprints be stamped by a local architect or that your application for building permit be filed by an architect. There are many ways an architect can help you in planning of your home in its location on your land and in the supervision of its construction.

This contemporary design is as graceful as its butterfly roof and as easy to live in as the modern age it bespeaks. Floor to ceiling windows, Luxtrol-dimmed lights, a raised hearth, open beam ceilings, all give rich atmosphere to this exciting home.

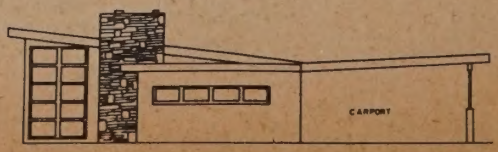
A sliding bamboo screen hides the efficient kitchen. A separate room for furnace and laundry gives you a solution for many types of storage problems, that is, if you still have such problems even with the mammoth sliding door closets that the architect has provided throughout the plan. There are thirty linear feet of closets in the three bedrooms, a huge walk-in linen closet, and to top it off an entry guest closet over 11 feet long brightened by a plexiglass dome skylight.

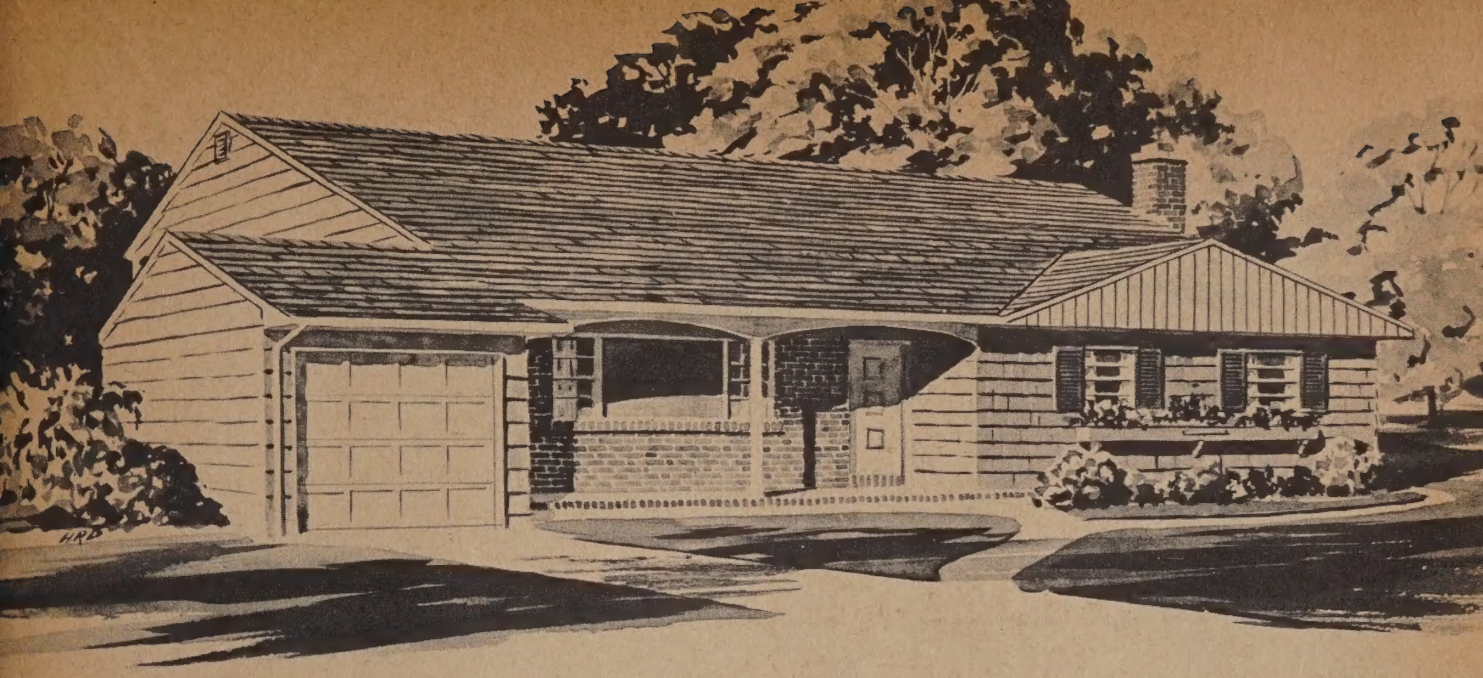
Blueprints call for an exterior of 8 inch cinder blocks with random inserts of cut stone.



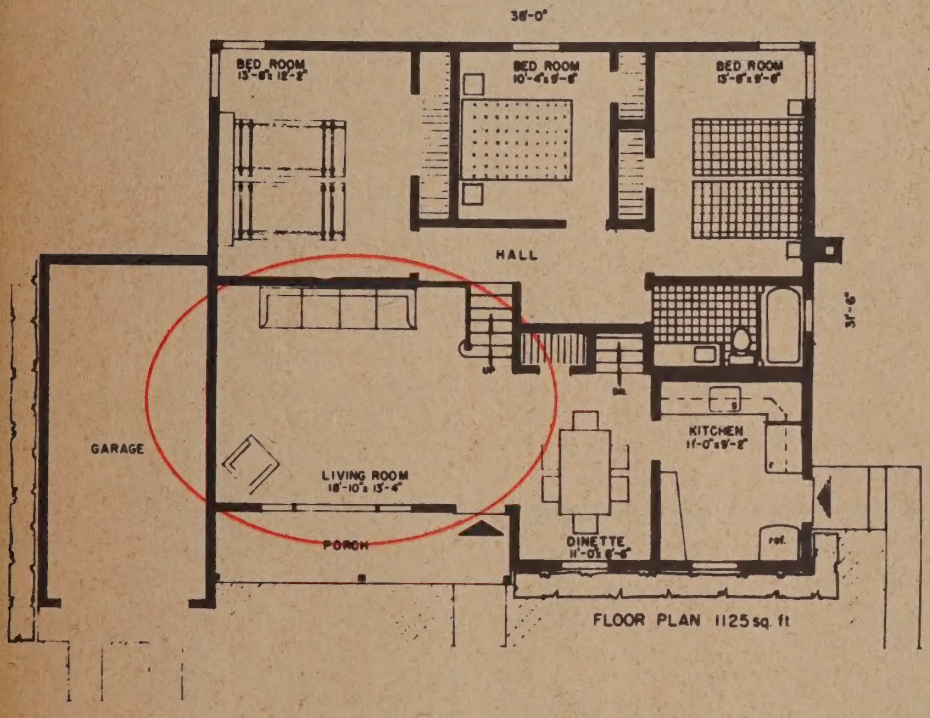


the *Bella Vista*

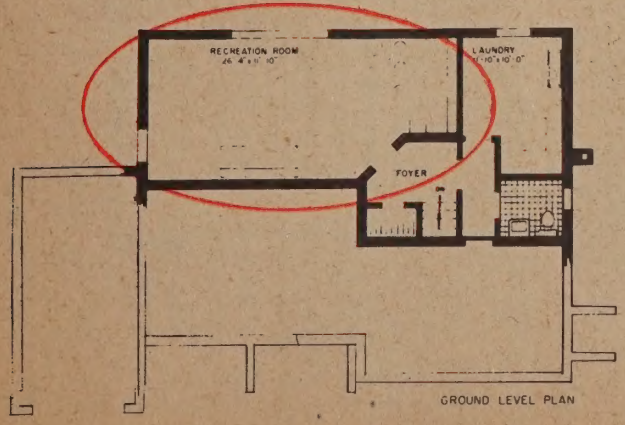


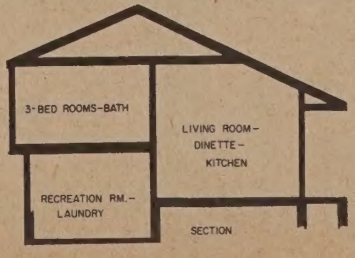


the *Highland*



One of the most exciting new plans to arrive on the American scene is the front-to-back-split-level. From the front the house appears to be a typical Cape Cod. Step inside, though, and you are aware immediately of the difference. A vaulting cathedral ceiling characterizes the living room to your left and a balcony leading to the bedrooms add to the dramatic interest. The kitchen and dinette are to your right. Below the three bedrooms is a second living room facing the rear, with space on the level left over for a laundry and lavatory adjacent to the furnace. "All this house for so little money!" That's the happy exclamation that follows this design into more and more communities with every passing week.





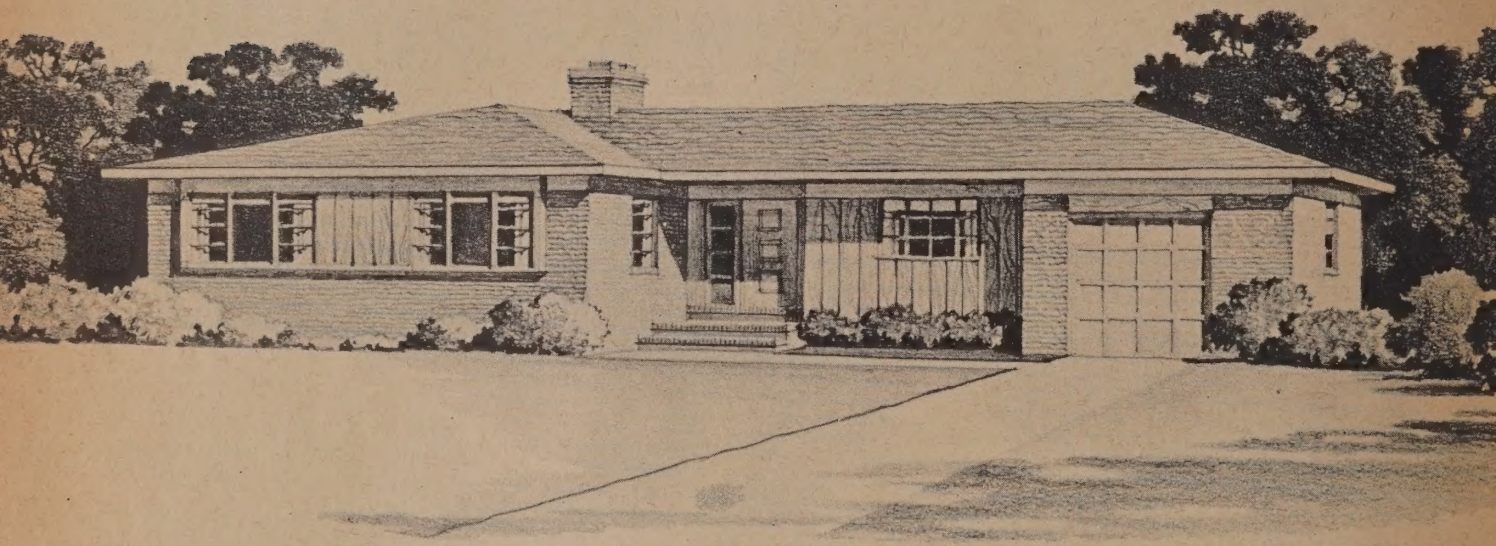
Many other delightful aspects of this home can be seen from an examination of the blueprints which can be obtained according to the instructions on page 63.

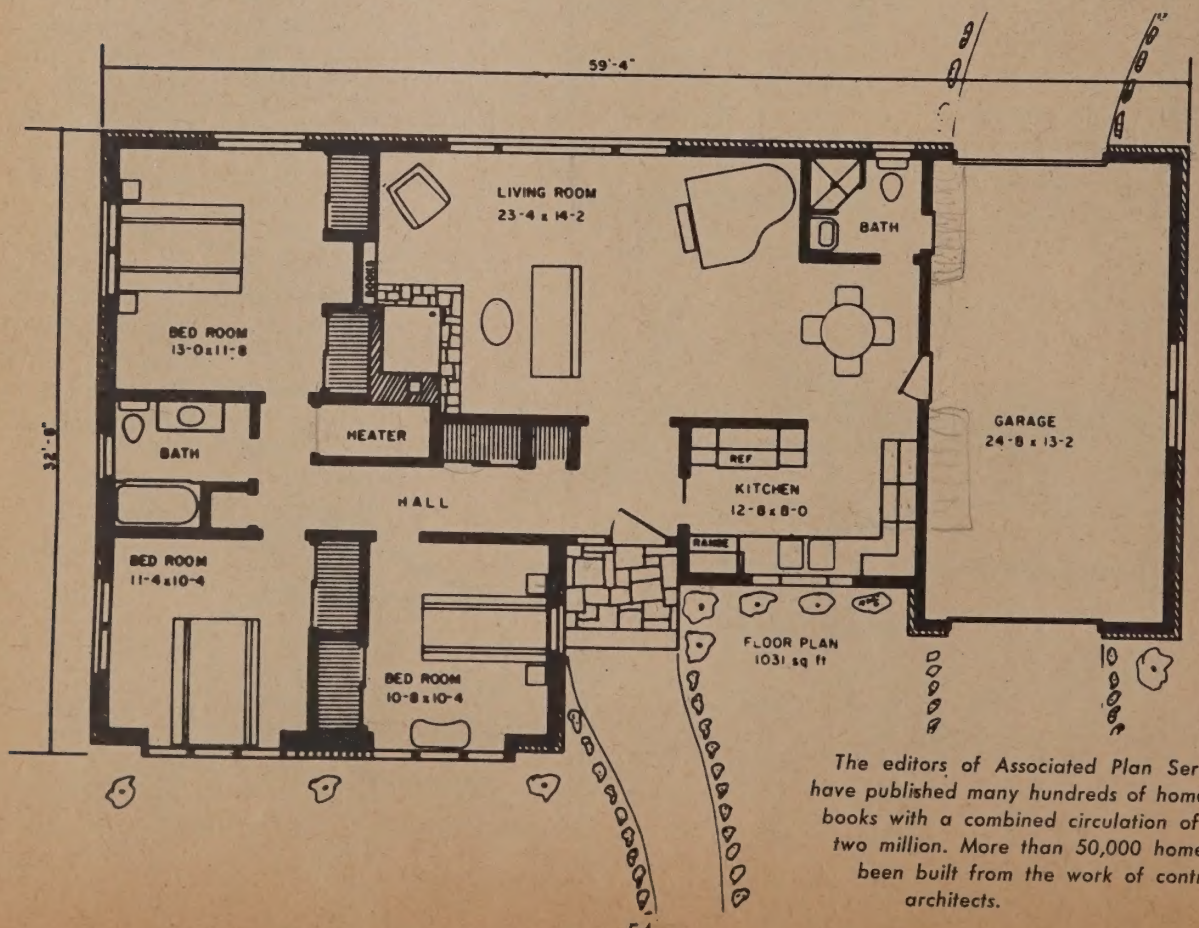
the *Westport*

Simplicity is found in all true greatness; this is especially so for architecture. The Westport is an entrancing home that packs a wealth of features into a compact economical plan, yet does so simply and beautifully. The living room faces the rear gardens with accent on the corner hearth—books—placid view. It is a wide 14 feet and, with the dining area, a long 30 feet.

All three bedrooms are bright, cross-ventilated and well closeted. To augment the hall bathroom, there is a second bathroom between the dining area and garage convenient for guests, and strategically located to intercept garden enthusiasts, garage hobbyists and soiled children before they have had a chance to give Mother a hard time.

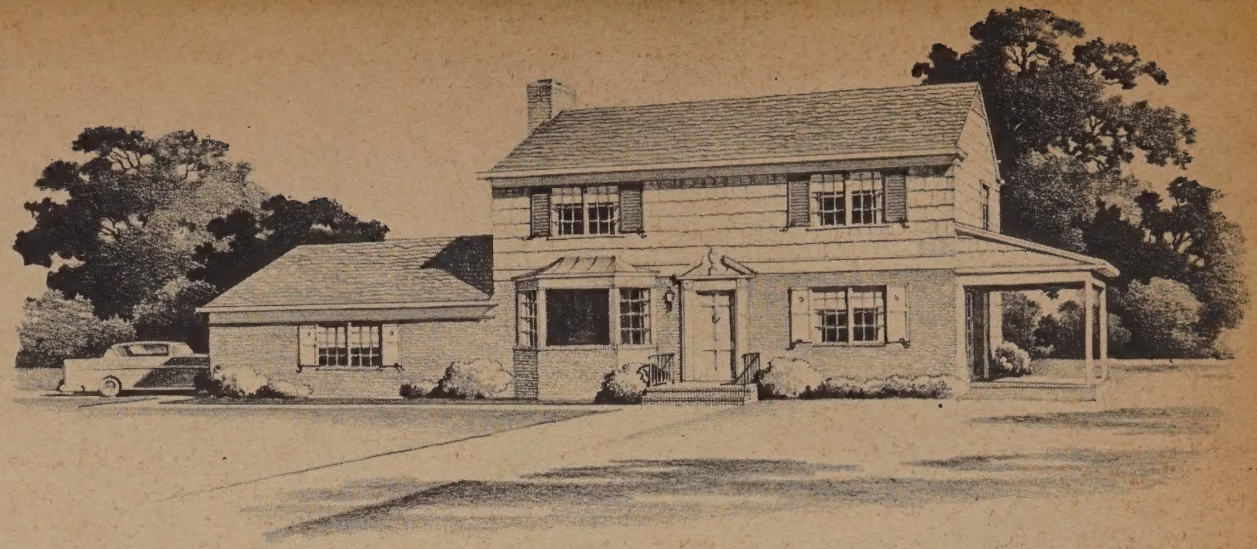
Note the drive-thru garage for those sites large enough to accommodate this convenience or where rear service roads exist.





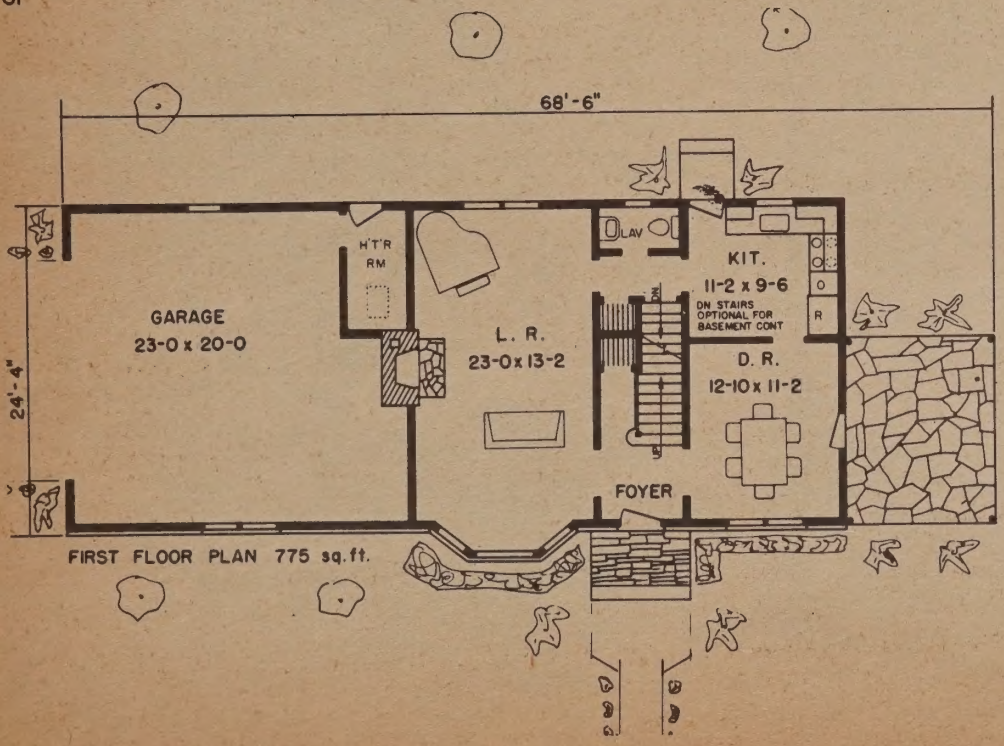
The editors of Associated Plan Service Inc. have published many hundreds of homes in plan books with a combined circulation of nearly two million. More than 50,000 homes have been built from the work of contributing architects.

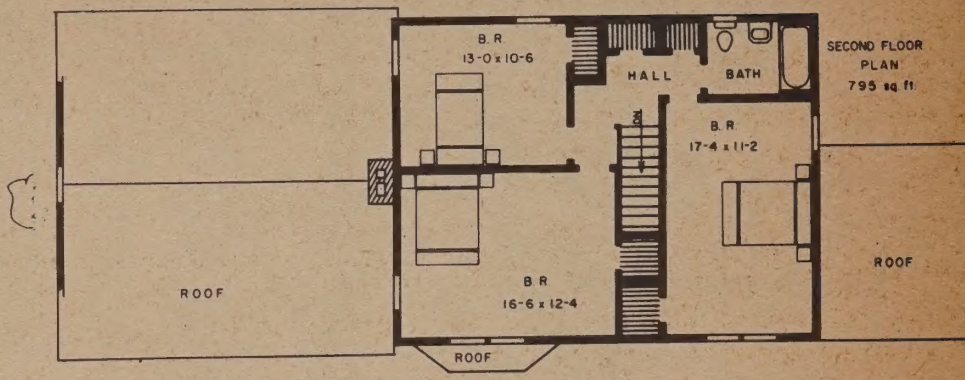
the *Hughes*



America's bid for more living space in the home has brought the two-story back into increasing favor. This type of construction puts within reach of the modest budget such spacious features as a 23 foot living room with wood-burning fireplace, a banquet size dining room with outdoor annex, and full master size for two out of the three bedrooms.

Note how the double garage on one side and the porch on the other tend to emphasize the width of the house rather than its height; the brick veneer integrates all three elements.





The blueprints for this home call for a heater room off the garage and no basement. This type of arrangement saves $500 or more. However, if a basement is desired, its access stairway can be located directly under the up stairway. *See page 63.*

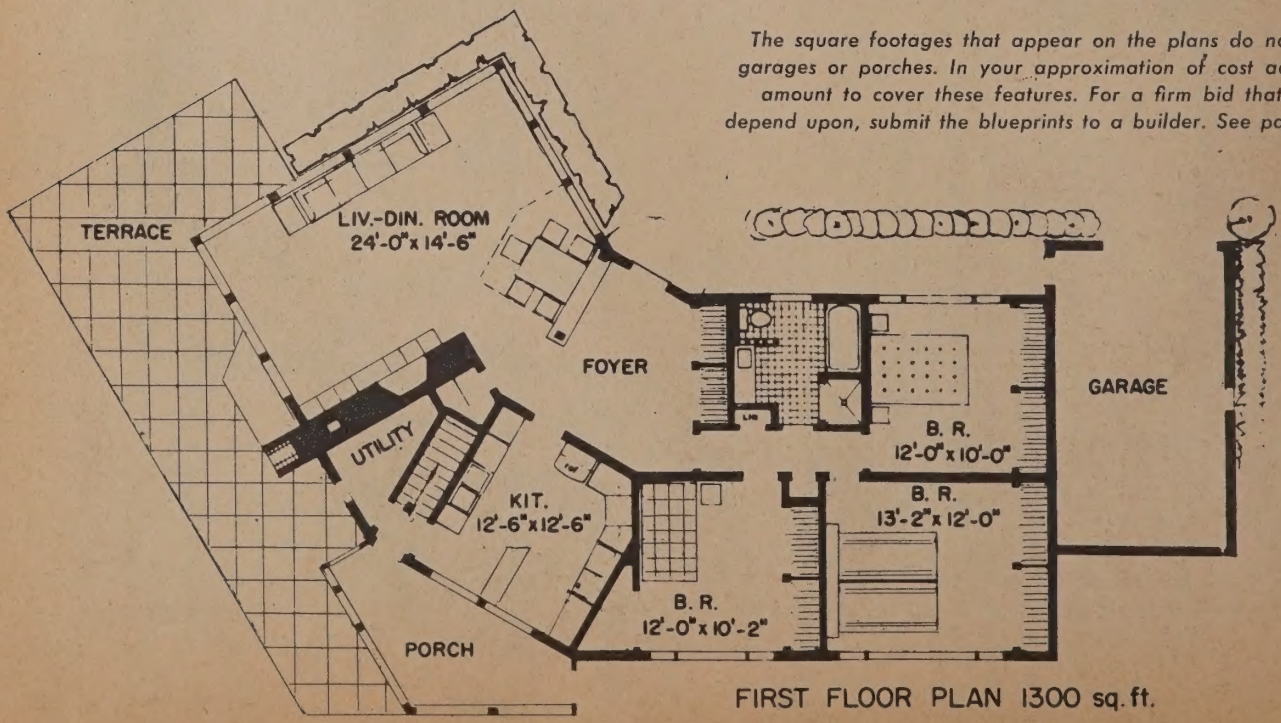
the *Springfield*

Creating a spacious home in an area of 1300 square feet requires ingenuity plus. This contemporary ranch has many unorthodox corners but they all make their contribution to function and beauty at a middle-of-the-road price.

The house seems to stretch out two welcoming arms on either side of the entry and the foyer widens invitingly once you step inside. The living-dining room presents a spectacular view in three directions. Its massive fireplace wall is continued out to the terrace where it becomes a barbecue.

Note how the design has flattened out an otherwise difficult kitchen corner and turned it into highly useful work space. For those who wish to build this home without a basement, there is a utility room in which you can locate the furnace against the back of the fireplace wall. Certainly a basement is not needed for storage as there are two big foyer closets and at least two six foot sliding door closets in each of the three cheerful bedrooms.

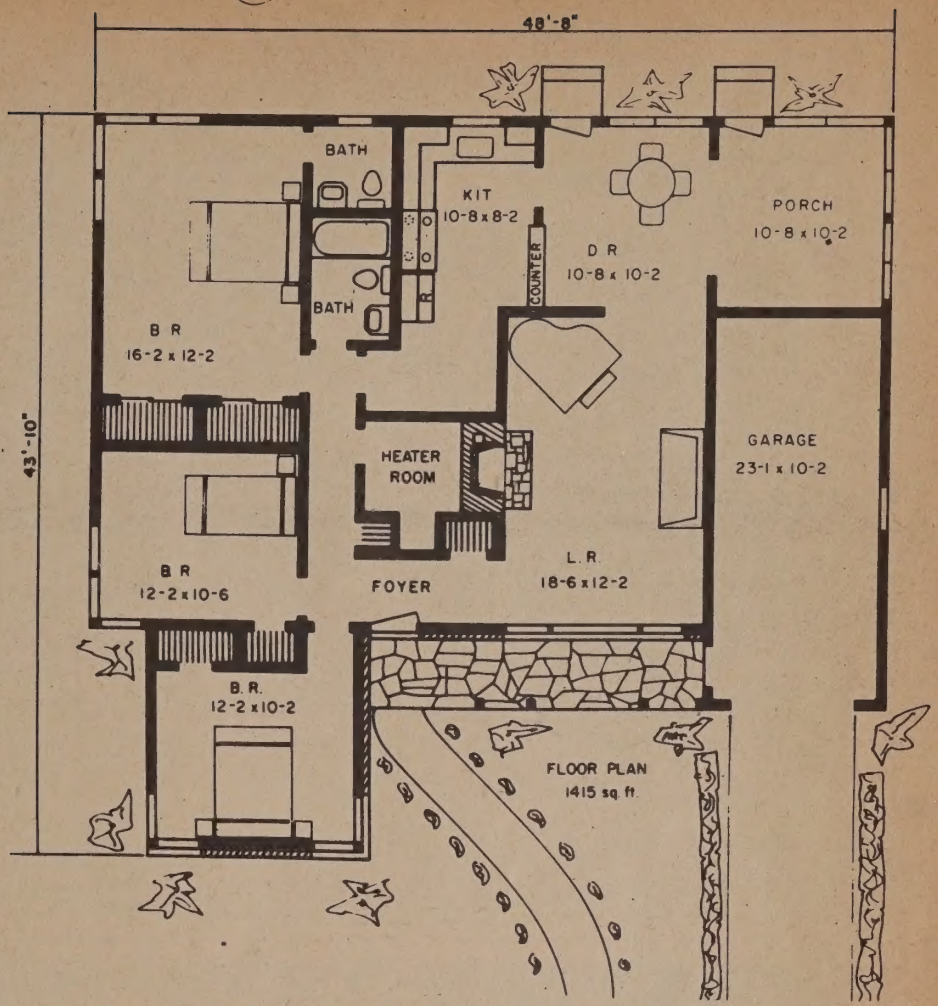
The square footages that appear on the plans do not include garages or porches. In your approximation of cost add on amount to cover these features. For a firm bid that you can depend upon, submit the blueprints to a builder. *See page 63.*



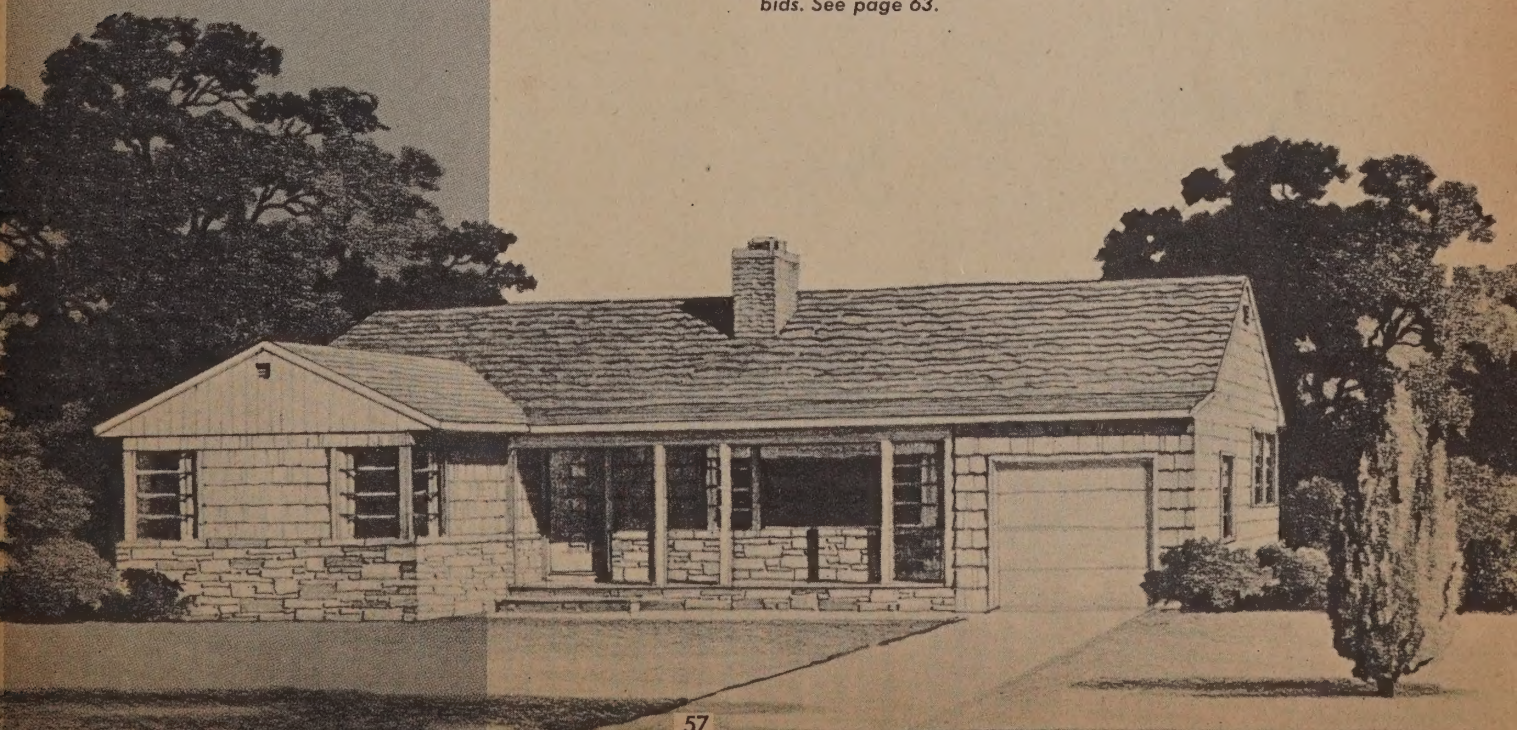
FIRST FLOOR PLAN 1300 sq. ft.

the *Roslyn*

Cedar shingles and stone veneer give a lavish note to this popular three bedroom center hall ranch. From its overlength garage you can walk directly to front entry under the protection of the porch. The bedrooms are to your left as you come in. To the right is the fireplaced living room, separated just enough from the dining room. Together they add up to nearly 30 spacious feet. Another spacious feature is the sun porch that opens to the dining room through a sliding door which recesses out of sight. Here is a bright 100 square foot room that bids fair to be the family's favorite lounging spot. Walking back through the well-planned kitchen to enter the bedroom hall you pass plenty of extra larder storage space. Once in the hall, the master bedroom doorway is straight ahead. This sleeping room has two closets and a private lavatory. A full bathroom is also right at hand. It is an inside bathwarmer, draft free and efficiently ventilated by exhaust fan. All three bedrooms have views in two directions. Blueprints call for a wall-type foundation with crawl space, no basement.



This is an economy home with many spacious features found only in more expensive homes. Submit the blueprints to several builders and obtain competitive bids. *See page 63.*

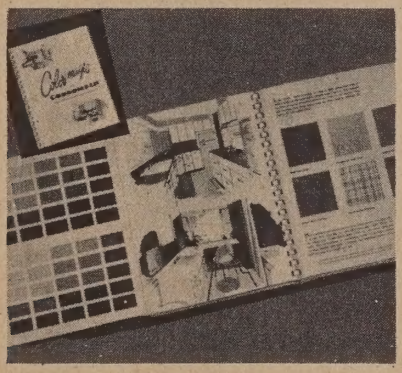


TO HELP YOU DECIDE

Selecting the plan for the home you want to build is but the first step. Next you must get down to details. What roofing material is to be used? What kind of heat? How many electrical outlets will you need, and where? What kind of insulation?

These are but a few of the many questions you must ask yourself — and answers. Your answers, carefully thought out with the help of manufacturers, your builder, and friends can make a difference in the final cost of your home as well as in its comfort and convenience.

To help you with some of your decisions, you will find in this section brief descriptions of many products you will want in your home. Each manufacturer will be glad to send you more information. Just drop him a card.

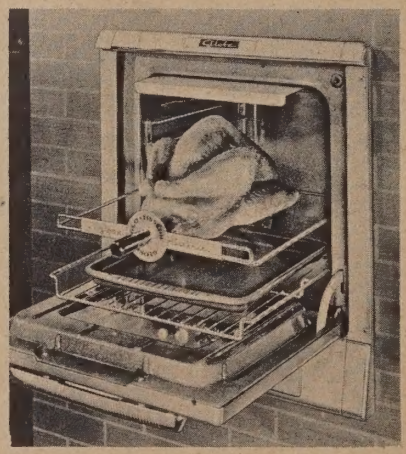


COUNTERS, WALLS COLOR-TUNED

Colorful Consoweld plastic laminate panels on walls and counters provide years of carefree service. Besides the standard 1/16″ thickness, a Consoweld exclusive is the heavier 1/10″ weight that can be applied over gypsum lath, rough plywood, and similar surfaces.

Many beautiful patterns, color-tuned by Color Research Institute. Big panels up to 12 feet long make application easy, economical, and permit larger areas with fewer seams. Send for free folder.

Better yet, be your own color expert. Get a copy of Consoweld's new color guide book, "Color Magic With Consoweld"—12 color charts, 12 room color schemes. Special, $2.50 value for only $1.75. Ask your dealer or mail check to CONSOWELD CORPORATION, Wisconsin Rapids, Wisconsin.



GLOBE'S BUILT-IN GLO-TISSERIE OVEN

This new electric oven offers an easy-action rotisserie unit with automatic control. Rack slides in or out with ease, meat spit has two positions and is quickly removed. Lower position provides 12-inch rotation for extra-large turkey, roast or ham. Features include "Balanced-Heat" performance, extra-fast Glo-Broiler, oven clock and timer, non-fogging window, automatic interior light and peek switch. Designed for easiest in-wall installation, it's also stackable on any 24″ x 28″ base cabinet. Interior size: 17″ wide, 18″ high, 20″ deep. Overall dimensions are 21-11/32″ wide, 24-9/32″ high, 22½″ deep. Available in copper, copper porcelain or stainless steel.

Globe American Corp., Kokomo, Indiana.

FREE — 32-PAGE HOME PLUMBING BOOKLET

"Tips From Your Plumber on Home Plumbing Problems" is the title of a 32-page booklet offered by the Gerber Plumbing Fixtures Corp.

It is written especially for the home-owner, with many illustrations and information about bathroom planning, ways to improve home plumbing, care of fixtures, etc. Other topics include step-by-step instructions telling how to remedy such common home plumbing disorders as leaking fixtures, clogged toilets and drains, frozen plumbing, noises and flush tank mishaps. Repairs which should *not* be attempted by the home-owner are clearly pointed out.

The booklet can be obtained without charge by writing to GERBER PLUMBING FIXTURES CORP., 232 N. Clark St., Chicago 1, Ill.

ABOUT YOUR FIREPLACE

Whether you are considering an INDOOR or OUTDOOR fireplace, Donley has the answer.

Filled with over 300 illustrations, the new 80-page 8½ x 11-inch "Book of Successful Fireplaces" (75c) has all information needed to build smoke-free indoor fireplaces. It covers modern, traditional, rustic, corner, two-faced and three-way fireplaces . . . Heatsaver, the steel warm air circulating unit . . . factors in planning . . . tables, drawings . . . step-by-step building instructions . . . and facing treatments.

New 32-page 11 x 8½-inch booklet, "Donley Outdoor Fireplaces" (50c) describes all types of barbecues . . . for your yard. patio, recreation room or "living kitchen."

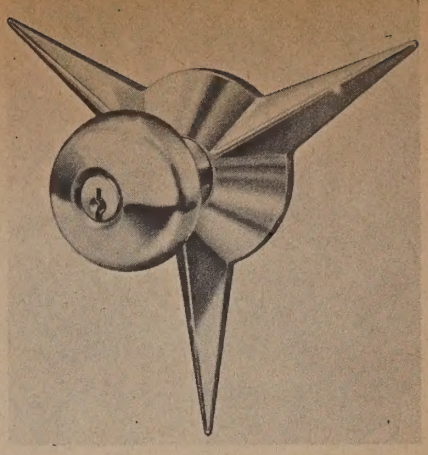
Both publications are available for only $1.00. Send your request to The Donley Brothers Co., 13949 Miles Avenue, Cleveland 5, Ohio.

NEW UNIT CAN BE USED THROUGHOUT HOUSE

The selection of windows for maximum wall space, light and ventilation is an important decision to be made when building or remodeling. R. O. W High-Lite gliding windows are available in styles and sizes ranging all the way from the "High-Wall" units (designed to save wall space) to "operating picture windows" (styled to provide maximum view and ventilation, too).

High-Lite wood sash are completely removable from inside the home for easy cleaning or painting. Compensating for seasonal expansion and contraction, the spring action behind the metal guides provides a year-around weather seal. For styling, privacy, ventilation and a view—plus the removable feature, make sure you specify R. O. W High-Lite gliding windows.

R. O. W Sales Company—1365 Academy, Ferndale 20, Michigan



NATIONAL LOCKset choice of the discriminating

Distinctively-styled, precision-engineered NATIONAL LOCKset blends graciously with the architecture and decor of every home. Eye-pleasing new knob and escutcheon designs (see Arden Knob with Triad Escutcheon above) are available in lasting Brass, Bronze, Aluminum, Chrome and Dead Black finishes. Key Locks, Push-button Locks, Turnbutton Locks, Privacy Locks and Passage Latches are included. One key fits all exterior doors. Bathroom or Privacy Lock permits quick entry in case of child "lock-in" or other emergency. One-piece knob . . . five pin tumbler lock . . . case hardened steel pusher plate . . . all are special features that assure dependable security and service. NATIONAL LOCKset is quickly installed in seven simple steps. The leading hardware and building material dealers in your vicinity have NATIONAL LOCKset on display. Stop in now.

ELIMINATE RUST STAINS AND STREAKS FROM HOUSE SIDING

Now, at low cost you can protect the beauty of house siding and roofing by using NICHOLS "Never-Stain" ALUMINUM NAILS. They are made of strong aluminum alloy and are easy to drive. They will never cause unsightly rust stains or streaks that prematurely ruin expensive painting. Because they are aluminum no countersinking or puttying is required—a $60 to $75 saving on the average home. They are available at your local hardware, building supply and variety store in a wide range of types and sizes for use anywhere the prevention of rust is desired. FHA approved. Packaged for the job in dust-proof, color-coded pull-string containers giving complete coverage. Write for free samples. Address Dept. HPB, NICHOLS WIRE & ALUMNIUM CO., Davenport, Iowa.

A BATHROOM FOR GROWING FAMILIES

Tiled rooms are not only fashionable and attractive—they are wise investments, too. Ceramic tile saves you many hours of back-breaking work, because it never needs waxing or polishing, because it's heat-proof, stain-proof, and as easy to clean as a china plate. You save money, too, because ceramic tile keeps its beauty for the life of your home, and never needs resurfacing.

American-Olean Tile Co. offers you a helpful booklet, "New Ideas in Tile," liberally illustrated with color photographs showing a variety of rooms designed by leading decorators. Adapt them to suit your own needs. Send 10c in coin to American-Olean Tile Co., 1170 Cannon Ave., Lansdale, Pa.

Another siding, Ridgegroove, has been added to the line by Masonite Corporation. In it are combined the vertical grooves, four inches apart, of Panelgroove, and the linear texture of Ridgeline, two other Masonite sidings. The 4′-wide panels come in lengths of 6′, 7′, 8′, 12′ and 16′. Ridgegroove has a shiplap joint treatment which forms the groove where panels join.

Designed for exterior applications where a distinctive appearance is desired, Ridgegroove also has various interior uses such as paneled walls in a living room, game room or den. It may be painted or stained.

The 5/16″ material basically is Tempered Presdwood, which has a quarter-century record of excellent service in exterior applications subjected to all kinds of weather conditions. The grooves are 3/8″ wide and 1/10″ deep, appearing every 4″.

THE AMWELD FOLDING DOOR

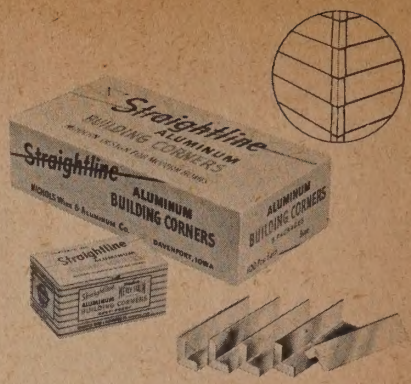
The durability of steel and the advantage of folding are offered by Amweld's new folding door.

The door can be decorated easily since the units are available in flat prime finish to which paint, wallpaper or other decorative material can be applied. The units are also available in birch finish.

The folding door is manufactured in 3, 4, 5 and 6 ft. widths and 6′8″ and 8′ heights. Installation is quick and easy—requires only a screw driver.

Price range, approximately $31 to $36.00, depending upon size and finish.

Write to the American Welding & Manufacturing Co., Warren, Ohio, Attn: W. E. Clark, Jr.



NEW RUSTPROOF "Straightline" DESIGN ALUMINUM BUILDING CORNERS

When installed, these modern building corners are practically inconspicuous because of their clean "Straightline" design. Made of heavy gauge solid aluminum that will never produce unsightly rust stains and streaks to cause expensive premature repainting of house siding. Available in all popular sizes at building material and hardware stores. Economically priced. Made by NICHOLS WIRE & ALUMINUM CO., of Davenport, Iowa.

R. O. W Wood Windows are completely removable from inside the house for easy cleaning, painting or washing. These high-style double-hung units blend with the fine residential furnishings of either traditional or contemporary homes. R. O. W Double-Hung Wood Windows are easy to drape or curtain and are trouble free. They provide year around, pressure-snug, weather protection. Wood itself is a natural thermal insulator. R. O. W Windows are made of toxic treated and water repellent wood to look better—last longer. Insist on R. O. W Wood Removable Windows when you remodel or build.
R. O. W Sales Company, 1365 Academy, Ferndale, Michigan

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THE HARD WAY... *by yourself*

1. Figure out a plan that will fit your space . . . with range, refrigerator and sink in proper relationship.
2. Decide where everything will be stored . . . and how.
3. Secure financing.
4. Shop for cabinets that will fit your plan . . . or try to build them yourself.
5. Look for the appliances, lighting fixtures, ventilating fan, sink, countertop, draperies, floor covering, etc.
6. Try to arrange for a carpenter, electrician, plumber, floor man, and decorator all to come at proper times.
7. Hope that you will be able to keep within your budget.

THE EASY WAY... *by a specialist*

1. Call in your Mutschler specialist, who will plan your kitchen to your personal desires, space requirements and budget.
2. Check over his completed recommendations (including those for appliances and all the other necessary items), give him your okay . . . and sit back.
3. He'll take care of all the details, including financing arrangements. Your new kitchen goes in without worry or fuss.

Send today— for this new exciting kitchen travelog

edition is limited

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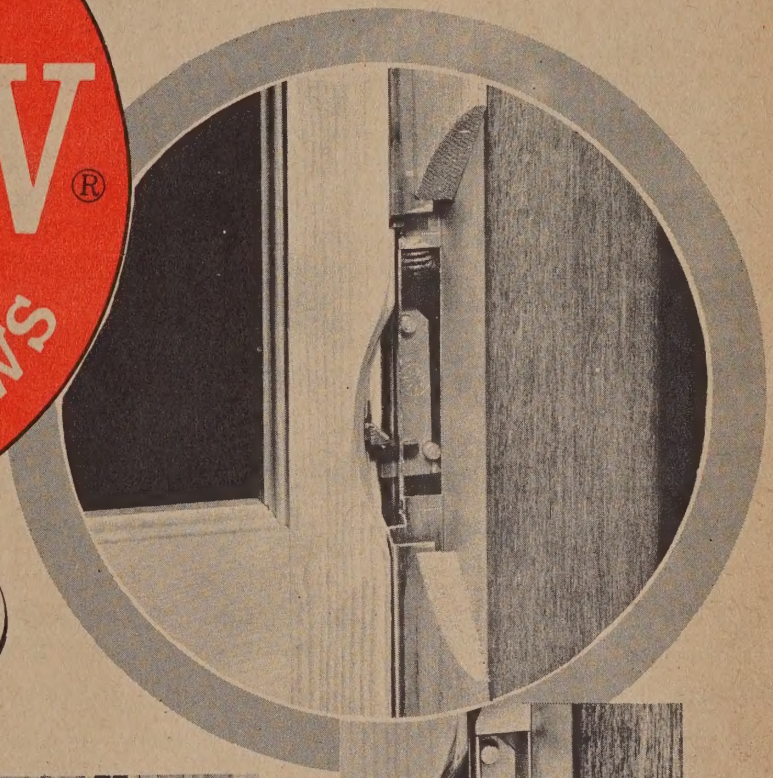

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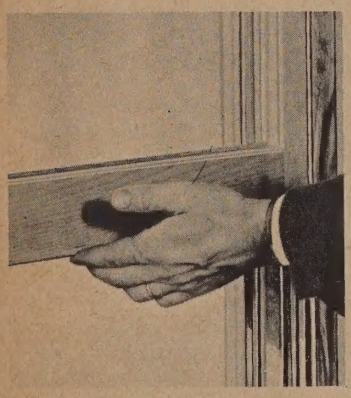

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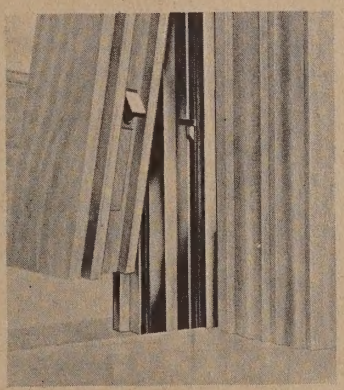
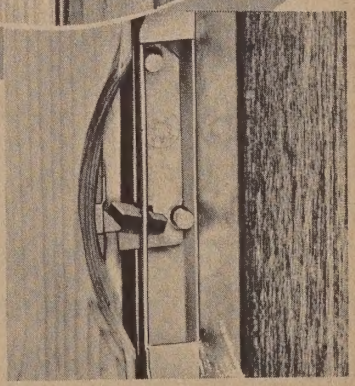


AUTOMATIC—balance locks in channel automatically upon sash removal.



EFFICIENT—re-engages when sash is replaced and raised or lowered.

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Participating architects have prepared the plans in this book to meet most local regulations and requirements, saving you long delays and redrawing expense. Their blueprints are on file in banks and building departments from coast to coast. However some localities may require you to have your plans approved by a local architect. Most drawings are at standard builder's scale of ¼ inch equals one foot. They include elevations for front, rear, left and right sides; foundation plan shows cellar layout. Floor plans show all necessary dimensions, fixture locations and framing information. Cross-section and expanded detail sheets cover every necessary aspect of construction.

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Your blueprints are mailed the same day your order is received at Associated Plan Service, Inc., 384 New York Avenue, Huntington, Long Island

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HERE IS HOW TO ORDER BLUEPRINTS

The price of one complete set of working blueprints is $20. Additional sets are $5 when ordered at the same time. Ordinarily, four sets ($35) are needed for your lumber dealer, builder, lending agency, local authorities, etc. Blueprints are printed especially for you the same day your order arrives. Outline specifications, lumber list, builder contract form and furniture cut-outs at no extra charge.

If you enclose a check or money order, we pre-pay the postage on your shipment. If you order C.O.D., your postman adds the postage charges to the C.O.D. amount.

Plans are available in reverse for many of the homes shown. Remember, do not request changes. Your builder will be glad to make minor changes in construction to suit your family's needs.

Be sure to check the other planning aids that you want and add their price to your total order. The model-making and landscaping kit is $10; the color scheme selector is $5; the official decorating book is $5; "How To Improve Your Home for Better Living" is $5 and other plan books available at 50c and $1.00 each.

Please note that there is a questionnaire on the reverse side of order form. By answering these questions you will enable us to be of even greater service to home building families in the future. Favor us with your criticism and suggestions; you will be helping others. And in the way of returning the favor we will be glad to have any urgent question on home building which you may care to ask in the space provided. Our staff will give your question their personal attention and answer it to the best of their experience and knowledge.

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- ☐ Library
- ☐ Other

WHAT FEATURES OF THE BOOK DO YOU FIND MOST VALUABLE?

- ☐ Architect's Drawing
- ☐ Word Descriptions
- ☐ Lumber Lists Available
- ☐ Other.....
- ☐ Floor Plan Layout
- ☐ Guidance
- ☐ Specifications Available
- ☐ Wide Variety
- ☐ Blueprints Available
- ☐ Model Kits Available
- ☐ Color Selector Available

DO YOU OWN YOUR OWN LAND YET? ..... **WHAT DIMENSIONS?** .....

WHAT ABOUT YOUR FAMILY?

No. of children..... Age of oldest child..... Do you own a TV set?.....

No. of adults..... How many cars..... Will you have a fireplace?.....

Do you now own a house?.....

When do you plan to build?.....

WHAT DO YOU THINK ARE THE BEST FEATURES OF THE PLAN YOU ARE CHOOSING?

- ☐ One Floor
- ☐ Center Hall
- ☐ Expansible
- ☐ Fireplace
- ☐ Split-level
- ☐ No. of Baths
- ☐ Roof Design
- ☐ Other.....
- ☐ Room Sizes
- ☐ Lay-out of Rooms
- ☐ Window Arrangement
- ☐ Number of Bedrooms
- ☐ Two Living Rooms

WHAT ADDITIONAL FEATURES CAN YOU SUGGEST FOR OUR FUTURE BOOKS?

.....

CAN WE COUNT ON YOU TO SUPPLY US WITH A PHOTO OF YOUR NEW HOME WHEN COMPLETED?

.....

Our thanks for answering the above questions. Now it's your turn. We will answer promptly and to the best of our knowledge.

QUESTION .....

BLUEPRINTS

GIVE YOU A VIVID PICTURE OF YOUR NEW HOME INSIDE AND OUT. THEY ARE ESSENTIAL TO OBTAIN PRICE QUOTATIONS AND START CONSTRUCTION. THESE PROFESSIONAL BLUEPRINTS AND PLANNING AIDS ARE AVAILABLE FOR EVERY PLAN SHOWN IN THIS VOLUME.

ELEVATIONS
For front, rear and both sides

SECTION
Showing wall details

FLOOR PLANS
Complete in every necessary detail

FOUNDATION
Structural base showing cellar plan

FRAMING
Simplified framing details supplied where necessary

SPECIAL DETAILS
Kitchen cabinets, bathroom, fireplace, where needed

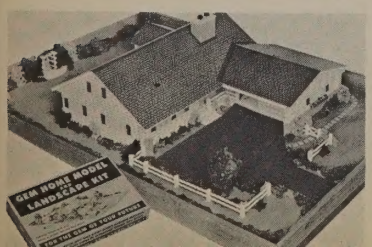
OUTLINE SPECIFICATIONS
Cover over fifty elements of construction

LUMBER LIST
Saves time in figuring costs

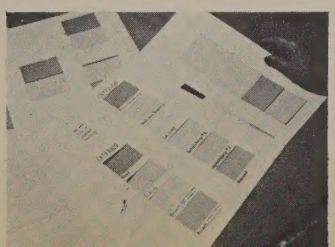
BUILDER CONTRACT
Standard A.I.A. form for legal protection

FURNITURE CUT-OUTS
Help you plan interiors

Model Making and Landscaping Kit: *See your home in true to life scale before you build.*

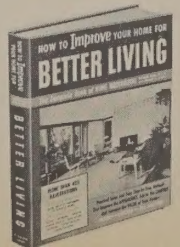


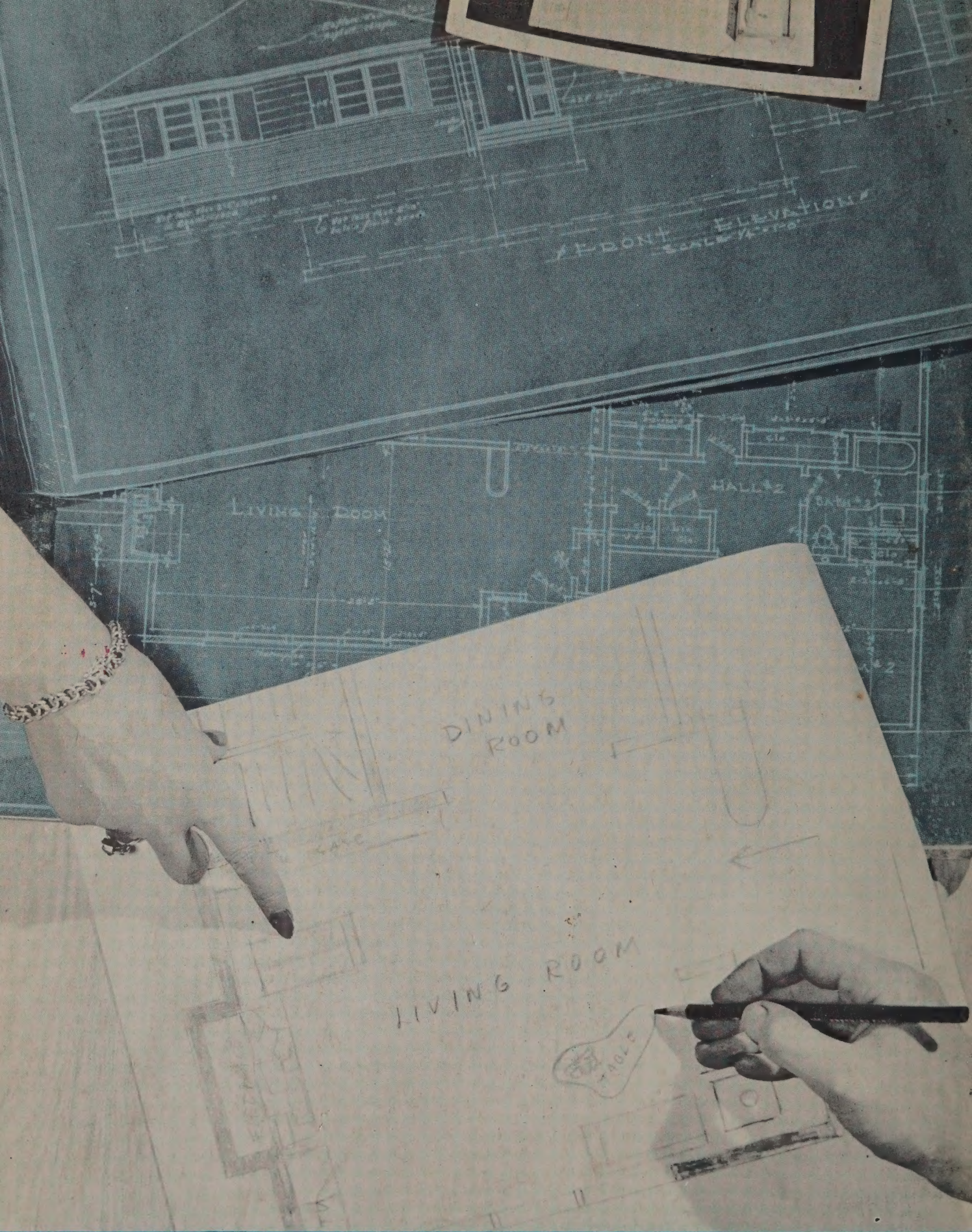
Color Scheme Selector: *Breathe life and Beauty into your new home with a harmonious color scheme.*



Decorating Book: *Everything you want to know about decorating your new home.*

Modernizing Book: *Add thousands of dollars to the value of your old home before you sell it.*





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